LOT 7 THREE RIVER ESTATES UNIT 2
455-85, 877-2302, 889-1740, QC 1

MORRIS JAMES SR
277 SW ALABAMA GLN
FORT WHITE, FL 32038

2027

31-6S-16-04006-007

BUILDING CHARACTERISTICS

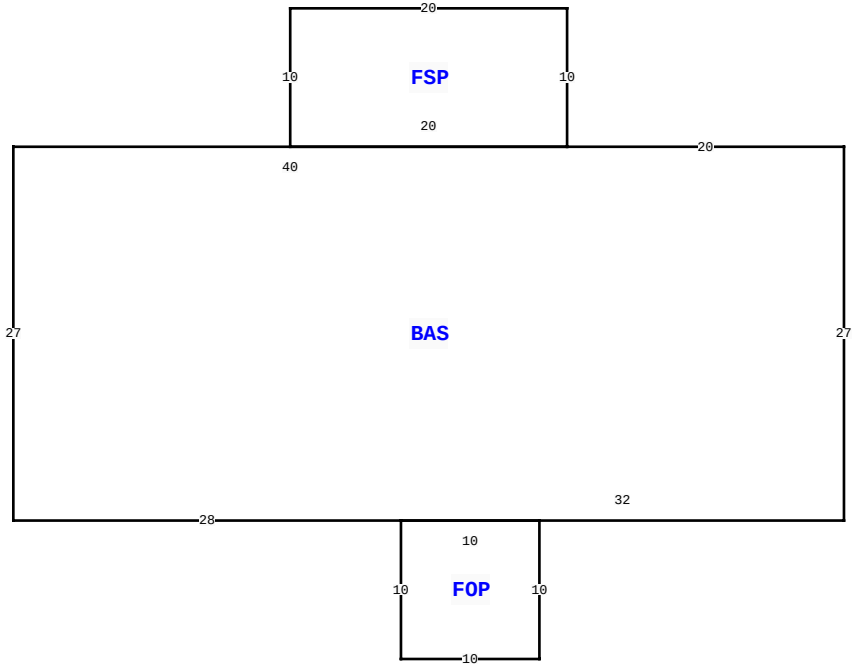
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.24	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	117,238
FOP	100	35		35	2,533
FSP	200	40		80	5,789
TOTALS	1,920			1,735	125,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,735	141.4800	131.58	228,291	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2017 Heated Area: 1620 HX Base Yr 2017



277 SW ALABAMA GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	100	10	20	200.00	UT	3.50	3.50	100	1999	1999	3	100	700	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,560
TOTAL MARKET OB/XF VALUE		7,700
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		157,260
SOH/AGL Deduction		89,211
ASSESSED VALUE		68,049
TOTAL EXEMPTION VALUE	HX HB	43,049
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		157,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1313/0570	4/08/2016	WD	Q	I	01	72,000
GRANTOR: LEILA R CANTARA						
GRANTEE: JAMES MORRIS SR						
1063/1307	10/21/2005	WD	Q	I		97,300
GRANTOR: LYNSKEY						
GRANTEE: LEILA R CANTARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N10 W20 S10 E20$ W40 S27 E28 FOP= S10 E10 N10 W10$ E32 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,700

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 06/18/2026 BY AJ Total Acres: 0.90 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS