LOTS 11 & 12 THREE RIVERS ESTATE
442-32, 511-02, 759-1313, 849-97

CERVANTES JESUS A
322 SW ALABAMA GLN
FORT WHITE, FL 32038-1720

**2027**

**31-6S-16-04006-011**

## BUILDING CHARACTERISTICS

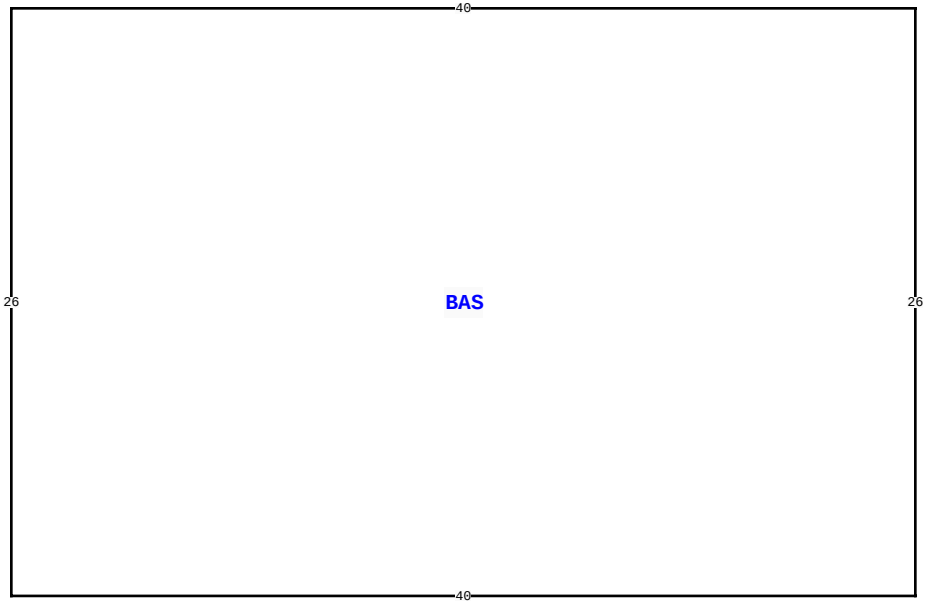
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 01 | 01 100 |
| Quality | 05 | 05 |
| 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 | 1,040 | 100 | | 1,040 | 51,971 |
| TOTALS | 1,040 | | | 1,040 | 51,971 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,040 | 92.6400 | 86.16 | 89,606 | 2008 | 2008 | 0 | 0 | 0 | 42.00 | 58.00 |

1 MANUF 1 0% - 0 Heated Area: 1040 HX Base Yr




322 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 | 0081 | DECKING WI | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 100 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 100 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2026 | 2025 | | 100 | 1,500 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 51,971 |
| TOTAL MARKET OB/XF VALUE | 8,700 |
| TOTAL LAND VALUE - MARKET | 43,200 |
| TOTAL MARKET VALUE | 103,871 |
| SOH/AGL Deduction | 6,521 |
| ASSESSED VALUE | 97,350 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 97,350 |
| TOTAL JUST VALUE | 103,871 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 104,427 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 26834 | M H | 537 | 03/11/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1319/1474 | 7/27/2016 | WD | U | I | 37 | 32,000 |
| GRANTOR: CLAYTON & JUDY O'QUIN | | | | | | |
| GRANTEE: JESUS A CERVANTES ( | | | | | | |
| 1311/0737 | 3/10/2016 | WD | U | I | 18 | 29,100 |
| GRANTOR: FEDERAL HOME LOAN MOR | | | | | | |
| GRANTEE: CLAYTON & JUDY O'QU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S26 E40 N26$.

## LAND DESCRIPTION

TOTAL OB/XF 8,700

| 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 | 0 | | A-1 | 0.00 | 0.00 | 2.00 | LT | | 1.00 | 1.00 | 0.90 | 24,000.00 | 21,600.00 | 43,200 | | | | | | | |

REVIEW DATE 06/08/2026 BY AJ Total Acres: 1.86 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 11/17/2026 BY SYS