LOT 14 THREE RIVERS ESTATES UNIT
789-2422, 952-2743, 952-2744, PO

ROUSH ELAINE E
260 SW ALABAMA GLEN
FORT WHITE, FL 32038

2027

31-6S-16-04006-014

BUILDING CHARACTERISTICS

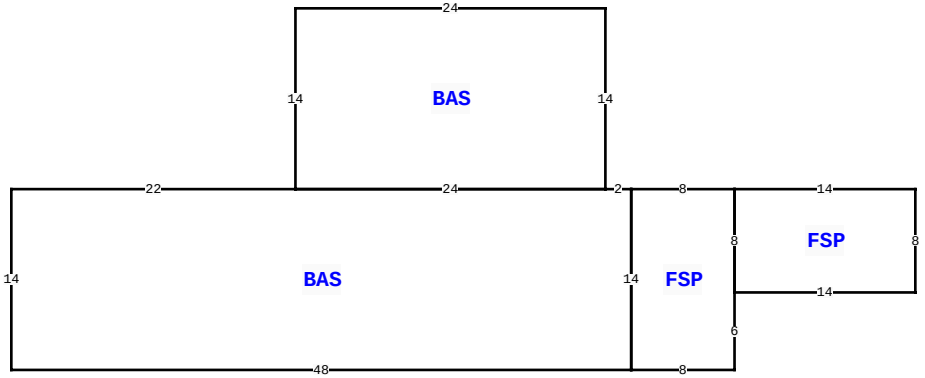
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	336	100		336	21,226
BAS	672	100		672	42,452
FSP	112	40		45	2,843
FSP	112	40		45	2,843
TOTALS	1,232			1,098	69,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,098	123.5000	114.86	126,116	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2020 Heated Area: 1008 HX Base Yr 2020



260 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	0130	CLFENCE 5	0	100	0	0	80.00	UT	8.50	8.50	100	2008	2008	3	100	680	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
5	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		69,364
TOTAL MARKET OB/XF VALUE		9,880
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		103,244
SOH/AGL Deduction		49,965
ASSESSED VALUE		53,279
TOTAL EXEMPTION VALUE	HX HB SX	53,279
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		103,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19716	M H	125	07/08/2002
19619	TR/TRAILER	75	06/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/0609	11/19/2019	WD	Q	I	01	56,000
GRANTOR: ARTAVIOUS SMITH						
GRANTEE: ELAINE E ROUSH						
1340/0096	6/30/2017	WD	Q	I	01	35,000
GRANTOR: RIANA TREANOR						
GRANTEE: ARTAVIOUS SMITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S14 E48 FSP= E8 N6 FSP= E14 N8 W14 S8$ N8 W8 S14$ N14 W2 BAS= N14W24 S14 E24$ W24$.

LAND DESCRIPTION

TOTAL OB/XF 9,880

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 06/08/2026 BY AJ Total Acres: 0.90 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS