LOT 19 THREE RIVERS ESTATES UNIT
780-821, 796-2085, 860-656, 864-

RESENDEZ MIGUEL
136 SW ALABAMA GLN
FORT WHITE, FL 32038

2027

31-6S-16-04006-019

BUILDING CHARACTERISTICS

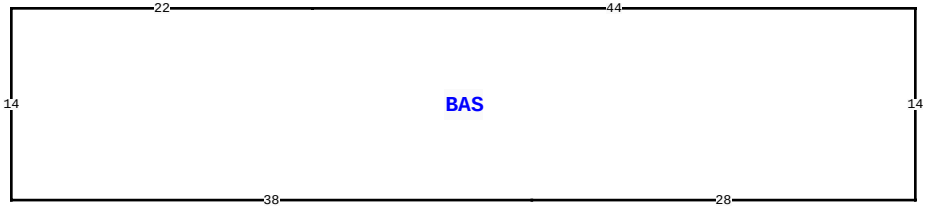
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	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	924	100		924	24,372
TOTALS	924			924	24,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	109.9000	65.94	60,929	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



136 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	24,372
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	56,172
SOH/AGL Deduction	12,809
ASSESSED VALUE	43,363
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,363
TOTAL JUST VALUE	56,172
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052782	Roof Replacement	5,500	04/01/2025
7746	SFR	100	11/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/1812	8/13/2018	WD	Q	I	01	25,500
GRANTOR: DAVID & CAROLINE PORT						
GRANTEE: MIGUEL RESENDEZ						
1301/1337	9/11/2015	WD	U	I	11	100
GRANTOR: CLAUDIA MORIARTY						
GRANTEE: DAVID & CAROLINE PO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 W22 S14 E38 E28 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	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: 0.91 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS