LOTS 39 & 40 THREE RIVERS ESTATE
493-403, 583-622, 676-381, 930-1

YINGLING MARIE W
134 SW GEORGIA GLN
FT WHITE, FL 32038

2027

31-6S-16-04006-039

BUILDING CHARACTERISTICS

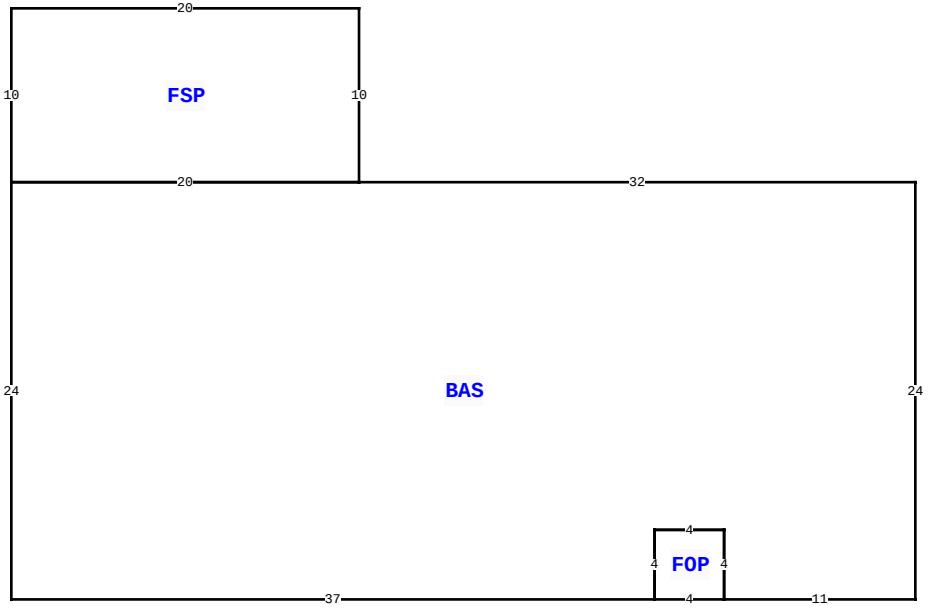
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,232	100		1,232	33,086
FOP	16	35		6	161
FSP	200	40		80	2,148
TOTALS	1,448			1,318	35,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,318	111.9000	67.14	88,491	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1232 HX Base Yr



134 SW GEORGIA 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		35,396
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		43,200
TOTAL MARKET VALUE		86,596
SOH/AGL Deduction		51,837
ASSESSED VALUE		34,759
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		4,759
TOTAL JUST VALUE		86,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,596

XFOB:1:1: CRAN (GUERDON M H)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/291	2/19/2026	LE	U	I	14	0
GRANTOR: YINGLING MARIE WALLAC						
GRANTEE: FRAZER JESSICA MARI						
0930/0186	6/07/2001	WD	Q	I	04	40,000
GRANTOR: HAROLD & DORIS ROXBY						
GRANTEE: DAN & MARIE W YINGL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FSP= N10 W20 S10 E20$ W20 S24 E37 FOP= E4N4 W4 S4$ N4 E4 S4 E11 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	0102	C	SFR/MH	100		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 06/22/2026 BY AJ Total Acres: 1.80 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 11/17/2026 BY SYS