LOT 28 UNIT 21 THREE RIVERS ESTATES. ORB 673-755, 896-702, DC 1149-1662, WD 1384

SUMMERALL JUSTIN
320 SW TRENTON TER
FT WHITE, FL 32038

2021

00-00-00-01312-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

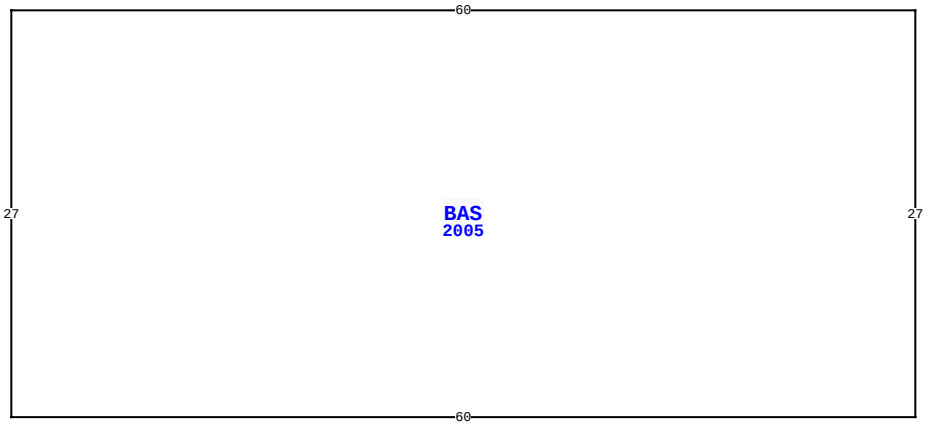
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD	100000.21	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	56,367
TOTALS	1,620		1,620	56,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,620	113.9000	53.53	86,719	2005	2005	0	0	0	35.00	65.00

1 MANUF 1 – 100% - 2020 HX Base Yr 2020



320 SW TRENTON TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		56,367
TOTAL MARKET OB/XF VALUE		2,300
TOTAL LAND VALUE - MARKET		13,250
TOTAL MARKET VALUE		71,917
SOB/AGL Deduction		6,770
ASSESSED VALUE		65,147
TOTAL EXEMPTION VALUE	HX HB	40,147
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		71,917
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1384/1922	5/16/2019	WD	U	I	30	100
GRANTOR: JETHRO L SUMMERALL						
GRANTEE: JUSTIN SUMMERALL						
0896/0702	1/26/2000	WD	Q	V		5,000
GRANTOR: R GUIDRY						
GRANTEE: SUMMERALL'S						

BUILDING NOTES

MIRA MH (RP'D-JUSTIN SUMMERALL)

BUILDING DIMENSIONS

BAS=[YR=2005] W60 S27 E60 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,300

LN	USE CODE	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	MBL HM	100		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	9945	WELL/SEPT	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	3,250.00	3,250.00	3,250							

REVIEW DATE 01/27/2016 BY DF TOTAL LAND: 0.92 Market: 0 Agricultural: 0 Common: 13250 PRINTED 07/22/2021