LOT 19 THREE RIVERS ESTATES UNIT

780-821, 796-2085, 860-656, 864-

RESENDEZ MIGUEL
136 SW ALABAMA GLN
FORT WHITE, FL 32038

2025

31-6S-16-04006-019

COLUMBIA COUNTY PROPERTY

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

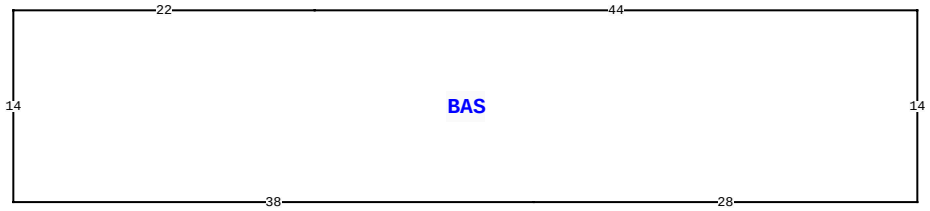
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.24 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	19,546
TOTALS	924			924	19,546

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	60.44	55,847	1993	1993	0	0	0	65.00	35.00

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	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	19,546
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	44,546
SOH/AGL Deduction	9,436
ASSESSED VALUE	35,110
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,110
TOTAL JUST VALUE	44,546
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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$.

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	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 06/10/2015 BY DF Total Acres: 0.91 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 03/26/2025 BY SYS