

LOTS 1 & 2 UNIT 10 THREE RIVERS
462-44, 658-120, DC 1297-2378, W

MARTIN WILLIAM B/MARTIN M LYNN
713 SW WASHINGTON AVE
FORT WHITE, FL 32038-6616

2026

00-00-00-00751-000



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 70				
Interior Floo	08 SHT VINYL 30				
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				
Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD	LOC 100000.10 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	114,046
TOTALS	1,404			1,404	114,046

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PYS	EFF. BASE RATE	REPL. COST NEW	AVS	EYB	ECON	FNCT	NORR	% COND
0201	02	1,404	113.7000	106.88	150,060	2014	2014	0	0	0	24.00 76.00
2 MANUF 1				100% - 2017	Heated Area: 1404		HX Base Yr 2017				
BAS											

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY				TAX DIST		
Tax Group: 3				114,046		
BUILDING MARKET VALUE				7,675		
TOTAL MARKET OB/XF VALUE				36,000		
TOTAL LAND VALUE - MARKET				157,721		
TOTAL MARKET VALUE				114,873		
SOWAGL Deduction				42,848		
ASSESSED VALUE				42,848		
TOTAL EXEMPTION VALUE				42,848		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				157,721		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				162,222		
SALE: 1:1: 2 PARCELS - 1 DEED						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
33955	M H	513	04/13/2016			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1306/0408	11/23/2015	WD	Q	V	01	23,000
GRANTOR: WESLEY R YATES						
GRANTEE: WILLIAM B MARTIN &						
0658/0120	7/23/1988	WD	Q	V	09	23,900
GRANTOR: MACSUGA ALEXANDER						
GRANTEE: YATES WESLEY &						

L N	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	0070	CARPORIT UF	0	100	18	25		450.00 UT 1.50	1.50	100	2016	2016	3	100	675	
2	9945	Well/Sept	0	100	0	0		1.00 UT 7,000.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF 7,675																

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DEPTH 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	2.00	LT		1.00	1.00	0.90	20,000.00	19,000.00	36,000							