

LOT 2 UNIT 1 THREE RIVERS ESTATE
383-630, PB 839-808 THRU 839-834

CHARLES FAMILY RIVER HOUSE LLC/CHARLES JANICE T
1119 SW CYPRESS LAKE DRIVE
LAKE CITY, FL 32024

2026

00-00-00-00530-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.01	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	113,441
FEP	140	80		112	8,470
FSP	300	40		120	9,075
FST	100	55		55	4,159
TOTALS	2,040			1,787	135,146

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0084	DOCK-RIVER	0	0	0	0	317.00	UT	14.50
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	0166	CONC,PAVMT	0	0	4	24	96.00	UT	2.00
4	0030	BARN,MT	0	0	24	25	600.00	UT	11.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0132	C	SFR RIVER	0		A-1	0.00	0.00	80.88

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,787	103.8800	116.35	207,917	1950	1950	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1500 HX Base Yr											
178 SW RIVERSIDE AVE, FORT WHITE											

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
9,831									

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				135,146			
TOTAL MARKET OB/XF VALUE				9,831			
TOTAL LAND VALUE - MARKET				121,320			
TOTAL MARKET VALUE				266,297			
SOH/AGL Deduction				0			
ASSESSED VALUE				266,297			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				266,297			
TOTAL JUST VALUE				266,297			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				266,297			
SALE:1:1: SEE NOTE & ALSO ORB 851-444							