LOTS 1 & 1-A SEC 1 UNIT 1 THREE ESTATES S/D.

GOSHORN LINDA S
158 SW RIVERSIDE AVE
FORT WHITE, FL 32038

2025

00-00-00-00530-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

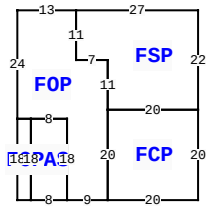
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		100000.01 1.00/

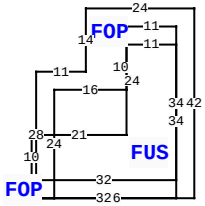
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	22,197
BAS	928	100		928	143,048
FCP	400	25		100	15,415
FOP	16	30		5	771
FOP	16	30		5	771
FOP	54	30		16	2,466
FOP	558	30		167	25,742
FOP	565	30		170	26,205
FOP	736	30		221	34,066
FSP	517	40		207	31,909
TOTALS	4,518			2,547	392,611

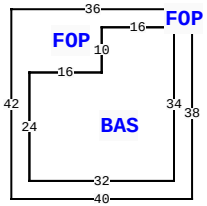
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,547	146.9206	179.24	456,524	1990	2010	0	0	0	14.00	86.00

1 SFR PILING – 0% - 2024 Heated Area: 1656 HX Base Yr







** This building has 11 Sub-Areas

158 SW RIVERSIDE AVE, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	392,611
TOTAL MARKET OB/XF VALUE	3,786
TOTAL LAND VALUE - MARKET	172,500
TOTAL MARKET VALUE	568,897
SOH/AGL Deduction	0
ASSESSED VALUE	568,897
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	568,897
TOTAL JUST VALUE	568,897
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	550,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/1129	8/15/2024	LE	U	I	14	100
GRANTOR: GOSHORN LINDA S						
GRANTEE: GOSHORN LINDA S (EN						
1497/896	8/17/2023	WD	Q	I	01	750,000
GRANTOR: GRANT DAVID BURNETT						
GRANTEE: GOSHORN LINDA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-4,4] W16 S10 W16 S24 E32 N34 $
FOP=[ORIG=-4,0] W36 S42 E40 N38 W4 S34 W32 N24 E16 N10 E16 N4 $
FUS=[ORIG=30,-4] E32 N34 W11 S24 W21 S10 $
FOP=[ORIG=-20,-80] N11 W7 N11 W13 S24 E3 E8 S18 E9 N20 $
FOP=[ORIG=30,0] E36 N42 W24 S14 W11 S28 E4 N24 E16 N10 E11 S34 W32 $
FSP=[ORIG=0,-80] N22 W27 S11 E7 S11 E20 $
FCP=[ORIG=0,-60] N20 W20 S20 E20 $
BAS=[ORIG=-37,-78] S18 E8 N18 W8 $
FOP=[ORIG=-40,-78] S18 E3 N18 W3 $
FOP=[ORIG=0,0] W4 S4 E4 N4 $

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	0084	DOCK-RIVER	0	0	0	0	601.00	UT	14.50	14.50	100	1990	1990	3	40	3,486	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,786

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	0132	C	SFR RIVER	0		A-1	138.00	564.00	138.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	172,500							

REVIEW DATE 10/03/2023 BY ME Total Acres: 1.79 Total Land Value: 172,500 Market: 0 Agricultural: 0 Common: 172,500 PRINTED 08/04/2025 BY SYS