LOT 4 UNIT 1 THREE RIVERS ESTATE
442-348, PB 1017-1523, WD 1017-1

BOYETTE BRYAN S/BOYETTE TERESA Y
1925 SE CR-245
LAKE CITY, FL 32025

2026

00-00-00-00532-000

BUILDING CHARACTERISTICS

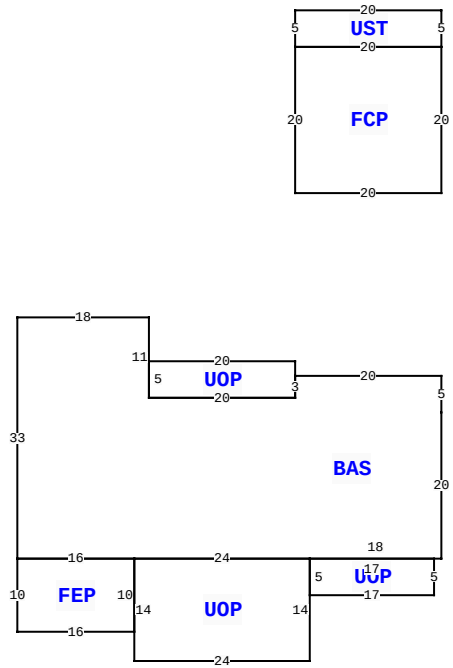
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
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	1,534	100		1,534	127,844
FCP	400	25		100	8,334
FEP	160	80		128	10,667
UOP	85	20		17	1,417
UOP	100	20		20	1,667
UOP	336	20		67	5,584
UST	100	45		45	3,751
TOTALS	2,715			1,911	159,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,911	113.8500	138.90	265,438	1966	1990	0	0	0	40.00	60.00

1 SFR PILING 0% - 0 Heated Area: 1534 HX Base Yr



216 SW RIVERSIDE AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	192,925
TOTAL MARKET OB/XF VALUE	3,372
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	321,297
SOH/AGL Deduction	0
ASSESSED VALUE	321,297
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	321,297
TOTAL JUST VALUE	321,297
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050984	Electrical Servic	0	10/07/2024
000050531	Electrical Servic	0	08/12/2024
000047824	Roof Replacement	4,500	08/04/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1308/1933	1/28/2016	WD	Q	I	01	295,000
GRANTOR: JOSEPH B DICKS & JULI						
GRANTEE: BRYAN S & TERESA Y						
1184/1117	6/12/2009	PR	U	I	16	100
GRANTOR: JOSEPH L DICKS AS PR						
GRANTEE: JOSEPH BRUCE DICKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N5 W20 S3 W20 N11 W18 S33 E16 E24 E18 N20 $
FCP=[ORIG=0,-30] N20 W20 S20 E20 $
UOP=[ORIG=-42,20] S14 E24 N14 W24 $
FEP=[ORIG=-58,20] S10 E16 N10 W16 $
UOP=[ORIG=-20,-5] N2 W20 S5 E20 N3 $
UST=[ORIG=0,-50] N5 W20 S5 E20 $
UOP=[ORIG=-18,20] S5 E17 N5 W17 $
.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0070	CARPORT UF	0	0	13	20	260.00	UT	3.00	3.00	100	1993	1993	3	100	780	
3	0084	DOCK-RIVER	0	0	0	0	240.00	UT	14.50	14.50	100	1993	1993	3	40	1,392	

LAND DESCRIPTION

TOTAL OB/XF 3,372

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	100.00	622.00	100.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	125,000							

REVIEW DATE 01/31/2025 BY TW Total Acres: 1.43 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 11/10/2025 BY SYS

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LAKE CITY, FL 32025

2026

00-00-00-00532-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
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

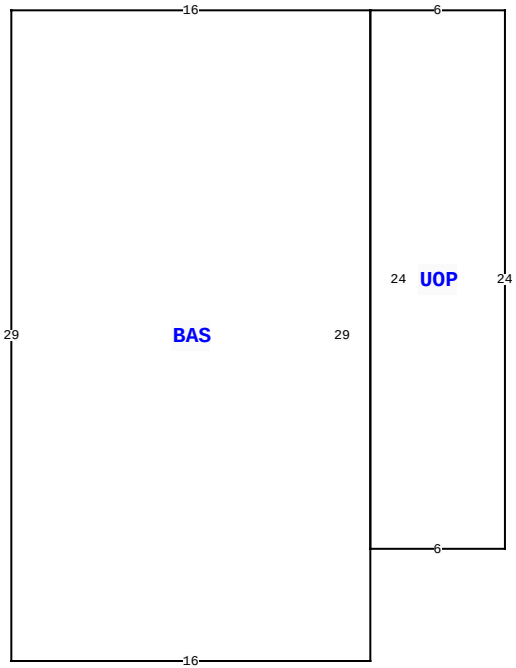
DOR CODE	0101	SFRES/SFRES	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.01	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	464	100		464	31,682
UOP	144	20		29	1,980
TOTALS	608			493	33,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	493	93.2800	113.80	56,103	1955	1990	0	0	0	40.00	60.00

2 SFR PILING 0% - 0 Heated Area: 464 HX Base Yr



216 SW RIVERSIDE AVE, FORT WHITE

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TOTAL JUST VALUE	321,297
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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1184/1117	6/12/2009	PR	U	I	16	100
GRANTOR: JOSEPH L DICKS AS PR						
GRANTEE: JOSEPH BRUCE DICKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S29 E16 N29$ UOP= S24 E6 N24 W6$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/31/2025 BY TW Total Acres: 1.43 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 11/10/2025 BY SYS