LOT 5 UNIT 1 THREE RIVERS ESTATE
327-638, WD 1195-1190, WD 1282-5

MORGAN DAVID RANDAL/MORGAN BRYNN PARKER
P O BOX 552
FORT WHITE, FL 32038-0552

2026

00-00-00-00533-000

BUILDING CHARACTERISTICS

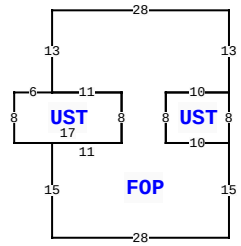
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.01	1.00/

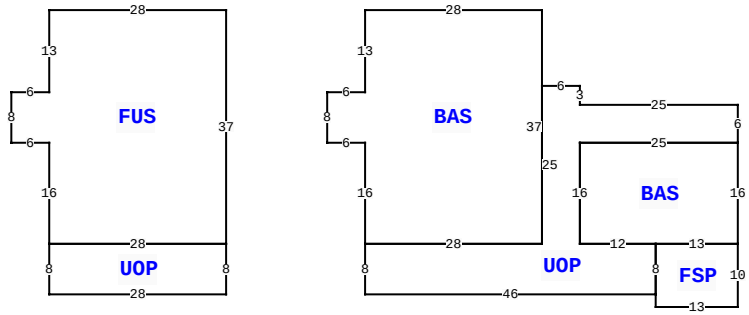
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	52,396
BAS	1,084	100		1,084	141,993
FOP	840	30		252	33,010
FSP	130	40		52	6,812
FUS	1,084	100		1,084	141,993
UOP	224	20		45	5,894
UOP	668	20		134	17,553
UST	80	45		36	4,716
UST	136	45		61	7,990
TOTALS	4,646			3,148	412,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	3,148	116.7075	142.38	448,212	2017	2017	0	0	0	8.00	92.00

2 SFR PILING 0% - 2021 Heated Area: 2568 HX Base Yr





220 SW RIVERSIDE AVE, FORT WHITE

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

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	330.00	UT	14.50	14.50	100	1993	1993	3	40	1,914	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	412,355
TOTAL MARKET OB/XF VALUE	3,114
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	540,469
SOH/AGL Deduction	0
ASSESSED VALUE	540,469
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	540,469
TOTAL JUST VALUE	540,469
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	544,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34327	RELOCATE	275	08/09/2016
34328	SFR	967	08/09/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1282/0590	9/29/2014	WD	Q	I	01	142,500
GRANTOR: ROBERT J JORDAN						
GRANTEE: DAVID RANDAL & BRYN						
1195/1190	5/28/2010	WD	Q	I	01	141,300
GRANTOR: E BROWN BALLARD & ART						
GRANTEE: ROBERT J JORDAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S13 W6 S8 E6 S16 E28 N37 $
FUS=[ORIG=-50,0] W28 S13 W6 S8 E6 S16 E28 N37 $
FOP=[ORIG=0,-20] N15 W10 N8 E10 N13 W28 S13 E11 S8 W11 S15 E28 $
UOP=[ORIG=-28,37] S8 E46 N8 W12 N16 E25 N6 W25 N3 W6 S25 W28 $
BAS=[ORIG=18,37] E13 N16 W25 S16 E12 $
UOP=[ORIG=-78,37] S8 E28 N8 W28 $
UST=[ORIG=-28,-43] W6 S8 E17 N8 W11 $
FSP=[ORIG=18,45] S2 E13 N10 W13 S8 $
UST=[ORIG=0,-35] N8 W10 S8 E10 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,114

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	672.00	100.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	125,000							

REVIEW DATE 12/20/2017 BY HC Total Acres: 1.54 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 11/10/2025 BY SYS