LOT 10 SEC 1 THREE RIVERS ESTATE
WD 1001-1181, TR 1058-1542, QC 1

HO SHEENA XIN/LIM ENG PYNG
42-06A BELL BLVD STE 248
BAYSIDE, NY 11361

2025

00-00-00-00533-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

312 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	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	129,226
TOTAL MARKET VALUE	136,226
SOH/AGL Deduction	0
ASSESSED VALUE	136,226
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,226
TOTAL JUST VALUE	136,226
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,226

BLDG:1:1: OLD OFFICE BLDG USED FOR HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/0128	7/14/2017	WD	Q	V	01	158,000
GRANTOR: JOSE & MARLENE PRENDE						
GRANTEE: SHEENA XIN HO & ENG						
1276/1946	6/06/2014	QC	U	I	11	100
GRANTOR: JOSE & MARLENE PRENDE						
GRANTEE: JOSE & MARLENE PREN						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	77.00	570.00	76.92	FF		1.00	1.00	1.40	1,200.00	1,680.00	129,226							

REVIEW DATE 03/04/2016 BY DF Total Acres: 1.01 Total Land Value: 129,226 Market: 0 Agricultural: 0 Common: 129,226 PRINTED 08/12/2025 BY SYS