LOT 17 SEC 1 THREE RIVERS ESTATE
PB 1070-2376, DC 1075-1608, WD 1

RESTING TURTLE, LLC
830 W DUVAL ST
LAKE CITY, FL 32055

2026

00-00-00-00534-000

BUILDING CHARACTERISTICS

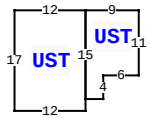
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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/

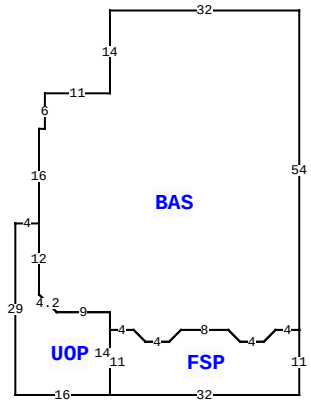
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,186	100		2,186	205,823
FSP	328	40		131	12,335
UOP	289	20		58	5,461
UST	111	45		50	4,708
UST	204	45		92	8,663
TOTALS	3,118			2,517	236,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,517	102.9000	125.54	315,984	1973	2005	0	0	0	25.00	75.00

1 SFR PILING 0% - 2022 Heated Area: 2186 HX Base Yr





454 SW RIVERSIDE AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	236,988
TOTAL MARKET OB/XF VALUE	11,063
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	368,051
SOH/AGL Deduction	0
ASSESSED VALUE	368,051
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	368,051
TOTAL JUST VALUE	368,051
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1446/1993	8/17/2021	WD	Q	I	01	400,000
GRANTOR: RIVERS JAMES H						
GRANTEE: RESTING TURTLE, LLC						
1242/0174	9/24/2012	QC	U	I	11	100
GRANTOR: JANET S RIVERS & JAME						
GRANTEE: JANET S RIVERS & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W32 S14 W11 S6 W1 S16 S12 D3R3 E9 S3 E4 D2R2 E4 U2R2 E8 D2R2 E4 U2R2 E4 N54 $
FSP=[ORIG=-32,54] S11 E32 N11 W4 D2L2 W4 U2L2 W8 D2L2 W4 U2L2 W4 $
UOP=[ORIG=-44,36] W4 S29 E16 N14 W9 U3L3 N12 $
UST=[ORIG=-3,-30] N15 W12 S17 E12 N2 $
UST=[ORIG=0,-30] N4 E6 N11 W9 S15 E3 $
.

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	0166	CONC,PAVMT	0	0	0	0	798.00	UT	1.50	1.50	100	1993	1993	3	100	1,197	
2	0294	SHED WOOD/	0	0	18	18	1.00	UT	0.00	0.00	100	0	0	3	100	450	
3	0084	DOCK-RIVER	0	0	0	0	520.00	UT	14.50	14.50	100	1993	1993	3	40	3,016	
4	0166	CONC,PAVMT	0	0	32	40	1,280.00	UT	5.00	5.00	100	2016	2016	3	100	6,400	

LAND DESCRIPTION

TOTAL OB/XF 11,063

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	651.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

REVIEW DATE 03/04/2016 BY DF Total Acres: 1.49 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 11/11/2025 BY SYS