LOT 18 SEC 1 THREE RIVERS ESTATE
339-344, 520-463, DC 1218-984, P

THOMAS DALE ROBERTS/PETTYJOHN PAMELA SUSAN
482 SW RIVERSIDE AVE
FORT WHITE, FL 32038

**2026**

**00-00-00-00535-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 |

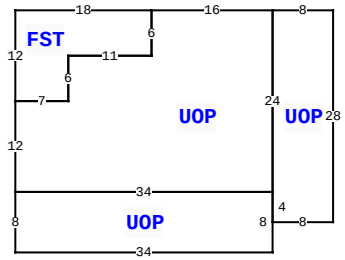
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.01 1.00/

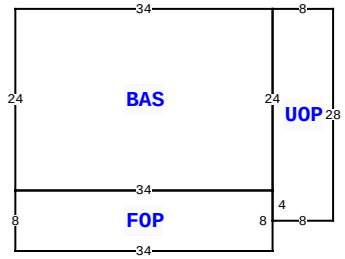
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 816 | 100 | | 816 | 60,329 |
| FOP | 272 | 30 | | 82 | 6,062 |
| FST | 150 | 55 | | 82 | 6,062 |
| UOP | 224 | 20 | | 45 | 3,327 |
| UOP | 224 | 20 | | 45 | 3,327 |
| UOP | 272 | 20 | | 54 | 3,992 |
| UOP | 666 | 20 | | 133 | 9,833 |
| TOTALS | 2,624 | | | 1,257 | 92,933 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0300 | 01 | 1,257 | 101.0000 | 123.22 | 154,888 | 1952 | 1952 | 0 | 0 | 0 | 40.00 | 60.00 |

1 SFR PILING 0% - 0 Heated Area: 816 HX Base Yr




482 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 | 858.00 | UT | 14.50 | 14.50 | 20 | 1980 | 1980 | 3 | 20 | 2,488 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 1,200 | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 92,933 |
| TOTAL MARKET OB/XF VALUE | 3,688 |
| TOTAL LAND VALUE - MARKET | 120,000 |
| TOTAL MARKET VALUE | 216,621 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 216,621 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 216,621 |
| TOTAL JUST VALUE | 216,621 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 216,621 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1239/0744 | 7/02/2012 | PB | U | I | 11 | 100 |

GRANTOR: DALE ROBERTS THOMAS (
GRANTEE: THOMAS, PETTYJOHN,

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W34 S24 E34 N24 $
UOP=[ORIG=0,-30] N24 W16 S6 W11 S6 W7 S12 E34 $
FOP=[ORIG=-34,24] S8 E34 N8 W34 $
UOP=[ORIG=-34,-30] S8 E34 N8 W34 $
UOP=[ORIG=0,24] S4 E8 N28 W8 S24 $
UOP=[ORIG=0,-30] S4 E8 N28 W8 S24 $
FST=[ORIG=-16,-54] W18 S12 E7 N6 E11 N6 $
.

## LAND DESCRIPTION

TOTAL OB/XF 3,688

| 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 | 520.00 | 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: 1.19 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 11/11/2025 BY SYS