LOT 26 UNIT 1 THREE RIVERS ESTAT
626-076, 750-2065, 811-915,

DICKS CLINTON F JR/DICKS NORMA JEAN
10385 S US HWY 441
LAKE CITY, FL 32025

2026

00-00-00-00542-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

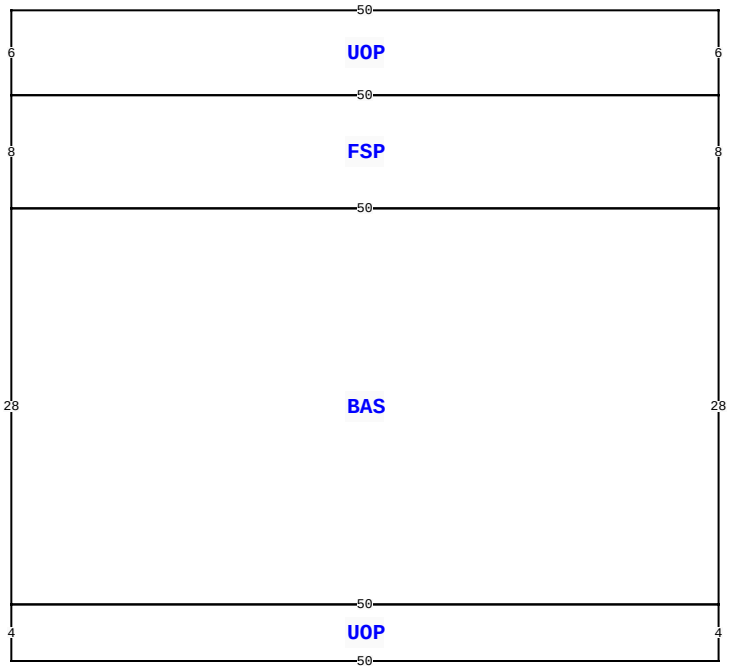
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	1,400	100		1,400	83,723
FSP	400	40		160	9,568
UOP	200	20		40	2,392
UOP	300	20		60	3,588
TOTALS	2,300			1,660	99,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,660	81.6928	99.67	165,452	1986	1986	0	0	0	40.00	60.00

1 SFR PILING 0% - 0 Heated Area: 1400 HX Base Yr



664 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	99,271
TOTAL MARKET OB/XF VALUE	5,446
TOTAL LAND VALUE - MARKET	92,400
TOTAL MARKET VALUE	197,117
SOH/AGL Deduction	0
ASSESSED VALUE	197,117
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,117
TOTAL JUST VALUE	197,117
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043368	Roof Replacement	14,000	12/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0811/0915	9/27/1995	WD	Q	I		90,000
GRANTOR: JOHN & KATHY & ALLEN						
GRANTEE: CLINTON F JR & NORM						
0613/0487	2/01/1987	WD	Q	V	01	14,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N8 UOP= N6 W50 S6 E50$ W50 S8 E50$ BAS= W50 S28 UOP= S4 E50 N4 W50$ E50 N28$.

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	1,062.00	UT	8.70	8.70	100	1995	1995	3	40	3,696	
2	0166	CONC,PAVMT	0	0	0	0	1,400.00	UT	1.25	1.25	100	2016	2016	3	100	1,750	

LAND DESCRIPTION

TOTAL OB/XF 5,446

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	77.00	415.00	77.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	92,400							

REVIEW DATE 04/22/2022 BY JS Total Acres: 0.73 Total Land Value: 92,400 Market: 0 Agricultural: 0 Common: 92,400 PRINTED 11/12/2025 BY SYS