LOT 28-A SEC 1 THREE RIVERS ESTA
694-677, 843-1637, 845-438, 968-

ALLISON JOHN S/ALLISON TERESA
7402 SW COUNTRY ROAD 242
LAKE CITY, FL 32024

2026

00-00-00-00544-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

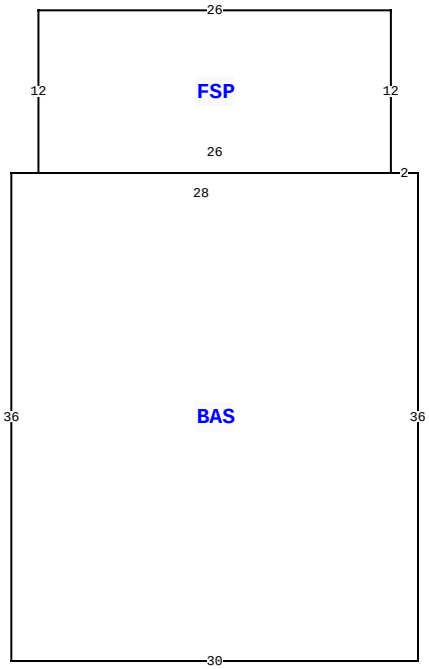
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,080	100		1,080	93,429
FSP	312	40		125	10,813
TOTALS	1,392			1,205	104,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,205	118.8300	133.09	160,373	1968	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1080 HX Base Yr



712 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	104,242
TOTAL MARKET OB/XF VALUE	2,568
TOTAL LAND VALUE - MARKET	92,400
TOTAL MARKET VALUE	199,210
SOH/AGL Deduction	0
ASSESSED VALUE	199,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,210
TOTAL JUST VALUE	199,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37294	MAINT/ALTR	75	10/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1544/2309	7/15/2025	LE	U	I	14	100
GRANTOR: ALLISON JOHN S						
GRANTEE: ALLISON JOHN S (ENH						
1369/1574	9/27/2018	WD	U	I	11	100
GRANTOR: SAMMY L KEEN JR & TAM						
GRANTEE: JOHN S & TERESA ALL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N12 W26 S12 E26$ BAS= W28 S36 E30 N36 W2$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	0	8	13	104.00	UT	4.50	4.50	100	0	0	3	100	468	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,568

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	445.00	77.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	92,400							

REVIEW DATE 12/04/2018 BY DF Total Acres: 0.79 Total Land Value: 92,400 Market: 0 Agricultural: 0 Common: 92,400 PRINTED 11/12/2025 BY SYS