LOT 32 & N 15 FT OF LOT 33 SEC 1
ESTATES.

GREENE MARGARET ANN
782 SW RIVERSIDE AVE
FORT WHITE, FL 32038

2025

00-00-00-00548-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

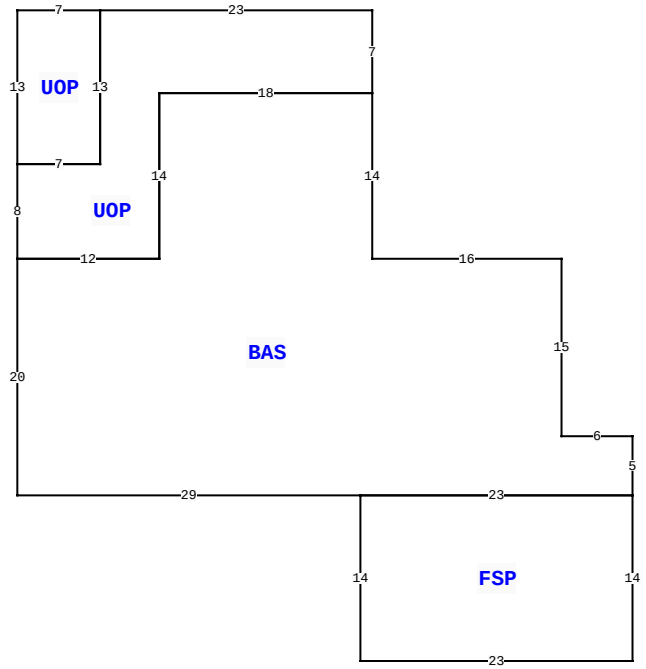
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	1,202	100		1,202	101,015
FSP	322	40		129	10,841
UOP	91	20		18	1,513
UOP	287	20		57	4,791
TOTALS	1,902			1,406	118,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,406	115.4400	129.29	181,782	1957	1957	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 1995 Heated Area: 1202 HX Base Yr 1995



782 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		118,158
TOTAL MARKET OB/XF VALUE		12,280
TOTAL LAND VALUE - MARKET		138,000
TOTAL MARKET VALUE		268,438
SOH/AGL Deduction		119,956
ASSESSED VALUE		148,482
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		92,760
TOTAL JUST VALUE		268,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045350	Electrical Servic	0	08/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1526/2551	11/01/2024	LE	U	I	14	100
GRANTOR: GREENE MARGARET HUDSO						
GRANTEE: GREEN MARGARET HUDS						
1484/854	2/07/2023	LE	U	I	14	100
GRANTOR: GREENE MARGARET HUDSO						
GRANTEE: GREENE MARGARET HUD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S14 W12 S20 E29 FSP= S14 E23 N14 W23$ E23 N5 W6 N15W16 N14$ UOP= N7 W23 UOP= W7 S13 E7 N13$ S13 W7S8 E12 N14 E18$.

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	100	0	0	669.00	UT	14.50	14.50	100	1980	1980	3	40	3,880	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 12,280

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	0100	C	SFR	100		A-1	115.00	563.00	115.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	138,000							

REVIEW DATE 03/27/2023 BY JB Total Acres: 1.49 Total Land Value: 138,000 Market: 0 Agricultural: 0 Common: 138,000 PRINTED 08/01/2025 BY SYS