LOT 36 SEC 1 THREE RIVERS ESTATE
390-201, 863-2003,

VARNES JILL W/VARNES PAUL R
9205 N CR 225
GAINESVILLE, FL 32609-4707

2026

00-00-00-00552-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

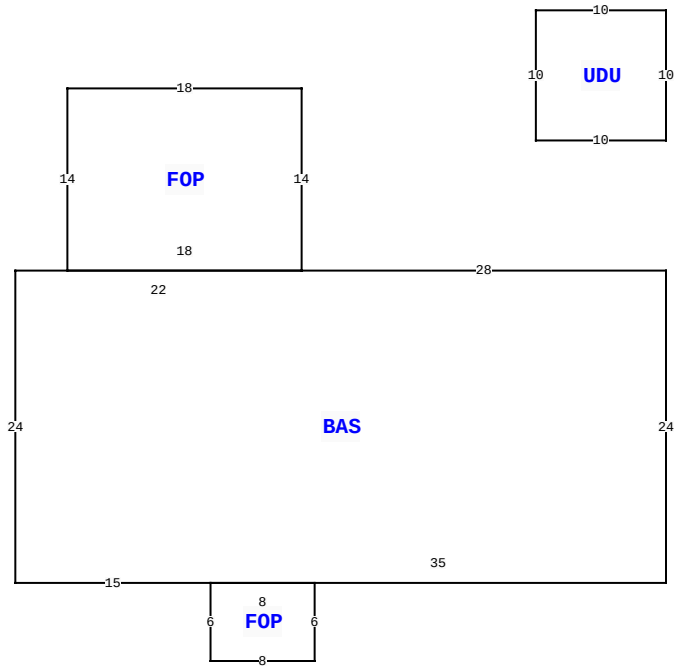
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	1,200	100		1,200	90,854
FOP	48	30		14	1,060
FOP	252	30		76	5,754
UDU	100	55		55	4,164
TOTALS	1,600			1,345	101,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,345	104.0000	116.48	156,666	1960	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1200 HX Base Yr



858 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	101,833
TOTAL MARKET OB/XF VALUE	2,088
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	223,921
SOH/AGL Deduction	0
ASSESSED VALUE	223,921
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	223,921
TOTAL JUST VALUE	223,921
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,921

SALE:1:1: LOT 36 SEC 1 THREE RIVERS ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048679	Remodel	31,301	11/16/2023
000047859	Electrical Servic	0	08/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0863/2003	7/20/1998	WD	Q	I		95,000

GRANTOR: MACK
GRANTEE: VARNES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 W22 S24 E15 E35 N24 $
FOP=[ORIG=-28,0] N14 W18 S14 E18 $
UDU=[ORIG=0,-10] N10 W10 S10 E10 $
FOP=[ORIG=-35,24] S6 E8 N6 W8 $
.

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	360.00	UT	14.50	14.50	100	1980	1980	3	40	2,088	

LAND DESCRIPTION

TOTAL OB/XF 2,088

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	0020	C	VAC/WATER	0		A-1	100.00	407.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

REVIEW DATE 07/15/2024 BY tommy Total Acres: 0.93 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 11/13/2025 BY SYS