LOT 39 SEC 1 THREE RIVERS ESTATE
749-1999, 761-626, 768-2174, DC

RONSONET MARTHA ANN
P O BOX 3694
LAKE CITY, FL 32056

2025

00-00-00-00555-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

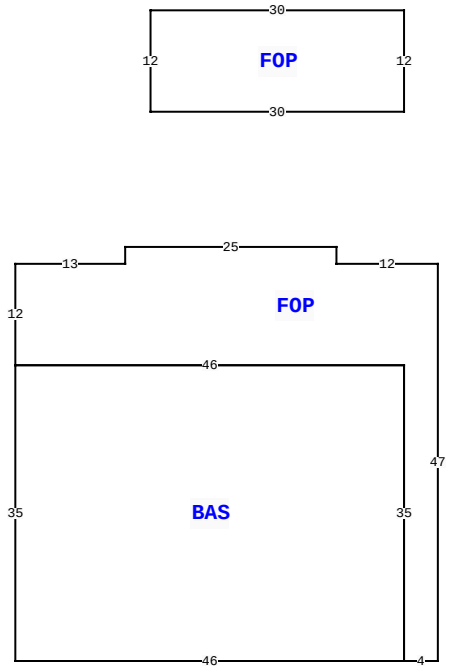
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,610	100		1,610	170,166
FOP	360	30		108	11,415
FOP	790	30		237	25,049
TOTALS	2,760			1,955	206,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,955	100.3950	112.44	219,820	2018	2018	0	0	0	6.00	94.00

1 SINGLE FAM – 0% - 0 Heated Area: 1610 HX Base Yr



910 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	206,631
TOTAL MARKET OB/XF VALUE	1,350
TOTAL LAND VALUE - MARKET	114,000
TOTAL MARKET VALUE	321,981
SOH/AGL Deduction	26,930
ASSESSED VALUE	295,051
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,051
TOTAL JUST VALUE	321,981
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35639	MAINT/ALTR	0	08/01/2017
7597	ADDN SFR	10,000	09/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0768/2174	12/22/1992	WD	Q	I		80,000

GRANTOR: JIMMILU CHAPPLE
GRANTEE: NORBIE RONSONET

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W46 S35 E46 N35 $
FOP=[ORIG=0,35] E4 N47 W12 N2 W25 S2 W13 S12 E46 S35 $
FOP=[ORIG=0,-30] N12 W30 S12 E30 $
.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,350

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	297.00	100.00	FF		1.00	1.00	0.95	1,200.00	1,140.00	114,000							

REVIEW DATE 01/30/2019 BY HC Total Acres: 0.68 Total Land Value: 114,000 Market: 0 Agricultural: 0 Common: 114,000 PRINTED 08/01/2025 BY SYS