LOT 40 SEC 1 THREE RIVERS ESTATE
494-514, 650-165, 680-169, 681-9

JOHNSON CECILIA E
930 SW RIVERSIDE AVE
FORT WHITE, FL 32038

2026

00-00-00-00556-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

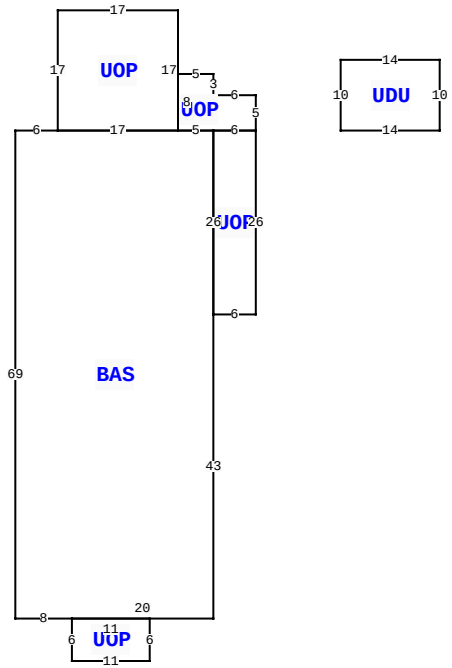
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,932	100		1,932	167,788
UDU	140	55		77	6,687
UOP	66	20		13	1,129
UOP	70	20		14	1,216
UOP	156	20		31	2,692
UOP	289	20		58	5,037
TOTALS	2,653			2,125	184,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,125	119.2906	133.61	283,921	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1932 HX Base Yr 2015



930 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		184,549
TOTAL MARKET OB/XF VALUE		15,817
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		320,366
SOH/AGL Deduction		80,090
ASSESSED VALUE		240,276
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		189,554
TOTAL JUST VALUE		320,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,366

SALE:1:1: LOT 4 SECTION 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0841/0340	6/20/1997	WD	Q	I		185,000

GRANTOR: RAWLS BROS INC

GRANTEE: CECELIA JOHNSON

BUILDING NOTES

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0296	SHED METAL	0	100	28	40	1,120.00	UT	12.00	12.00	100	2006	2006	3	100	13,440	
3	0084	DOCK-RIVER	0	100	0	0	130.00	UT	14.50	14.50	20	2015	2015	3	20	377	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W6 S69 E8 E20 N43 N26 W5 W17 $
UOP=[ORIG=17,0] N17 W17 S17 E17 $
UOP=[ORIG=22,26] E6 N26 W6 S26 $
UDU=[ORIG=40,0] E14 N10 W14 S10 $
UOP=[ORIG=22,0] E6 N5 W6 N3 W5 S8 E5 $
UOP=[ORIG=2,69] S6 E11 N6 W11 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,817

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	100		A-1	100.00	300.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

REVIEW DATE 01/14/2016 BY DF Total Acres: 0.69 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 11/13/2025 BY SYS