LOT 41 UNIT 1 THREE RIVERS EST.
636-658, DC 850-1664, 855-2663,

CONNOLLY HERITAGE TRUST
P O BOX 653
FORT WHITE, FL 32038-0653

2025

00-00-00-00557-000

BUILDING CHARACTERISTICS

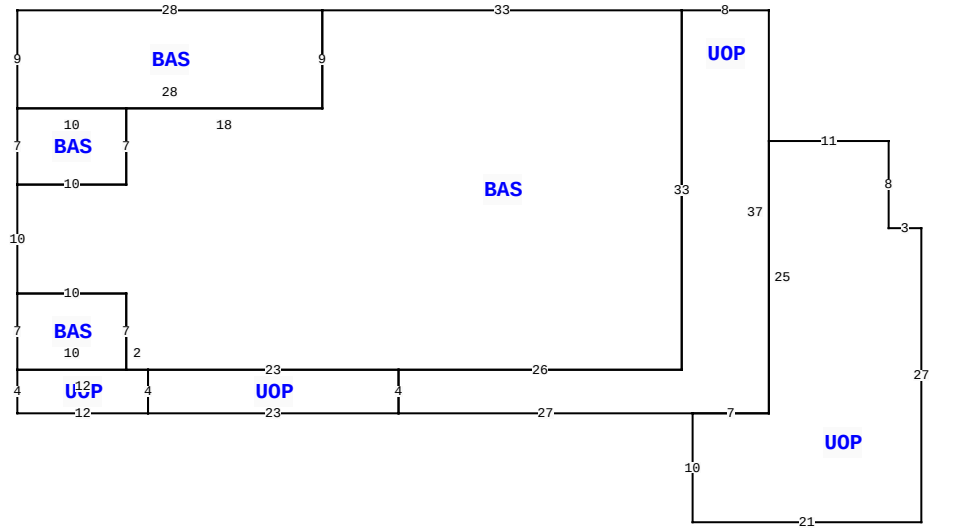
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	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	70	100		70	5,338
BAS	70	100		70	5,338
BAS	252	100		252	19,215
BAS	1,621	100		1,621	123,604
UOP	48	20		10	762
UOP	92	20		18	1,373
UOP	400	20		80	6,100
UOP	536	20		107	8,159
TOTALS	3,089			2,228	169,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,228	104.7420	117.31	261,367	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2012 Heated Area: 2013 HX Base Yr 2012



962 SW RIVERSIDE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		169,889
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		266,489
SOH/AGL Deduction		89,351
ASSESSED VALUE		177,138
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,416
TOTAL JUST VALUE		266,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32233	ADDN SFR	142	08/26/2014
31845	REMODEL	320	03/28/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1252/2710	4/15/2013	WD	U	I	30	100
GRANTOR: MICHAEL ALAN CONNOLLY						
GRANTEE: MICHAEL ALAN & DELL						
1155/1771	7/11/2008	WD	Q	I	01	100
GRANTOR: IMOGENE TOUCHTON LAWR						
GRANTEE: MICHAEL ALAN CONNOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 BAS= W28 S9 E28 N9$ S9 W18 BAS= W10S7 E10 N7$ S7 W10 S10 BAS= S7 UOP= S4 E12 N4 W12$ E10 N7 W10$ E10 S7 E2 UOP= S4 E23 N4 W23$ E23 UOP= S4 E27 UOP= S10 E21N27 W3 N8 W11 S25 W7$ E7 N37 W8 S33 W26$ E26 N33$.

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	0296	SHED METAL	0	100	10	16	160.00	UT	2.50	2.50	100	1993	1993	3	100	400	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 600

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	80.00	300.00	80.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	96,000							

REVIEW DATE 01/14/2016 BY DF Total Acres: 0.55 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 07/31/2025 BY SYS