LOT 50 SEC 1 THREE RIVERS ESTATE

DC 1156-2521, WD 1481-2017

CARUTHERS DONALD W/CARUTHERS CHERYL E
1900 SANDY PINE DR
PUNTA GORDA, FL 33982

2025

00-00-00-00566-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

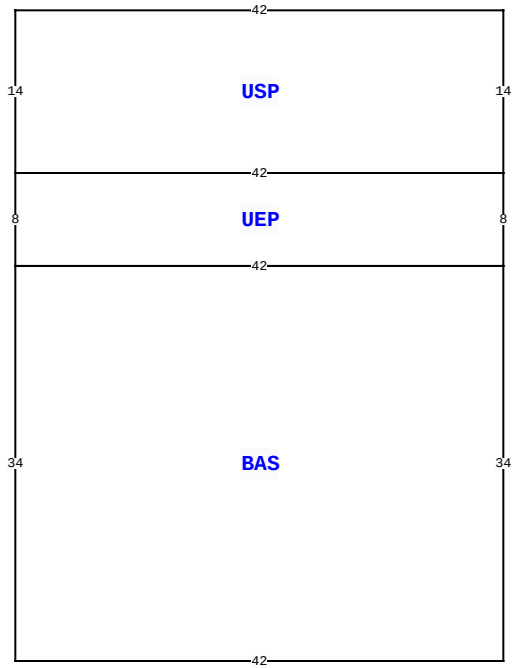
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,428	100		1,428	137,127
UEP	336	60		202	19,398
USP	588	35		206	19,782
TOTALS	2,352			1,836	176,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,836	108.8780	121.94	223,882	1957	2015	0	10	0	11.25	78.75

1 SINGLE FAM – 0% - 2023 Heated Area: 1428 HX Base Yr



1138 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	176,307
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	297,107
SOH/AGL Deduction	0
ASSESSED VALUE	297,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,107
TOTAL JUST VALUE	297,107
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/2017	12/19/2022	WD	U	I	37	600,000

GRANTOR: DEKLE GWENDOLYN

GRANTEE: CARUTHERS DONALD W

BUILDING NOTES

BUILDING DIMENSIONS

UEP= N8 USP= N14 W42 S14 E42$ W42 S8 E42$ BAS= W42 S34E42 N34$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 800

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	424.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

REVIEW DATE 02/17/2023 BY ME Total Acres: 0.97 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 05/14/2025 BY SYS