LOT 4 & N1/2 LOT 5 UNIT 1-A THRE
ESTATES.

DEISCH CHRISTOPHER/DEISCH BARBARA
172 VILLAGE GREEN AVE
JACKSONVILLE, FL 32259

2026

00-00-00-00568-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

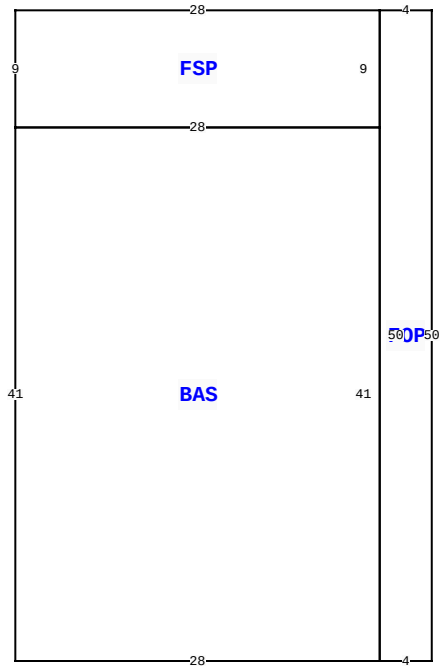
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,148	100		1,148	97,479
FOP	200	30		60	5,095
FSP	252	40		101	8,576
TOTALS	1,600			1,309	111,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,309	116.0000	141.52	185,250	1984	1984	0	0	0	40.00	60.00

1 SFR PILING 0% - 0 Heated Area: 1148 HX Base Yr



1220 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	111,150
TOTAL MARKET OB/XF VALUE	14,711
TOTAL LAND VALUE - MARKET	128,667
TOTAL MARKET VALUE	254,528
SOH/AGL Deduction	0
ASSESSED VALUE	254,528
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,528
TOTAL JUST VALUE	254,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,528

LAND:2:1: LOT 5 UNIT 1-A THREE RIVERS ESTATES.

LAND:1:1: ADJ4;IMPROVED LOT.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1220/2595	9/02/2011	WD	U	I	30	185,000
GRANTOR: JAMES, SANDRA, J ERIC						
GRANTEE: CHRISTOPHER & BARBA						
0609/0185	11/01/1986	WD	Q	I	01	26,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N9 W28 S9 E28$ BAS= W28S41 E28 FOP= E4 N50 W4 S50$ N41$.

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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0084	DOCK-RIVER	0	0	0	0	1,157.00	UT	14.50	14.50	100	1984	1984	3	40	6,711	
4	0166	CONC,PAVMT	0	0	50	28	1,400.00	UT	5.00	5.00	100	2016	2016	3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 14,711

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	78.00	628.00	77.98	FF		1.00	1.00	1.00	1,200.00	1,200.00	93,576							
2	0132	C	SFR RIVER	0		A-1	39.00	642.00	38.99	FF		1.00	1.00	0.75	1,200.00	900.00	35,091							

REVIEW DATE 03/02/2016 BY DF Total Acres: 1.70 Total Land Value: 128,667 Market: 0 Agricultural: 0 Common: 128,667 PRINTED 11/14/2025 BY SYS