LOTS 9 & 10 UNIT 1-A THREE RIVER
722-779,781, 731-528, 828-1844,

HUNTER GLENN J/HUNTER LAURA P
1288 SW RIVERSIDE AVE
FORT WHITE, FL 32038

2025

00-00-00-00568-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04

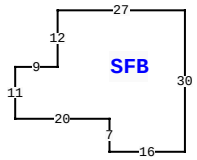
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.01	1.00/	

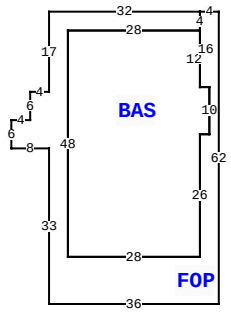
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100		1,364	110,566
FOP	940	30		282	22,859
SFB	832	80		666	53,986
TOTALS	3,136			2,312	187,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,312	94.9191	115.80	267,730	2004	2004	0	0	0	30.00	70.00

1 SFR PILING – 100% - 2016 Heated Area: 2196 HX Base Yr 2016





1288 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		187,411
TOTAL MARKET OB/XF VALUE		11,139
TOTAL LAND VALUE - MARKET		163,800
TOTAL MARKET VALUE		362,350
SOH/AGL Deduction		86,845
ASSESSED VALUE		275,505
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		224,783
TOTAL JUST VALUE		362,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,598

LAND:1:1: SEPTIC ON LOT 10.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4759	SFR	255	03/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1298/0427	7/10/2015	WD	U	I	30	100
GRANTOR: KENNON HUNTER						
GRANTEE: GLENN J & LAURA P H						
1210/2028	12/31/2010	WD	U	I	30	100
GRANTOR: GLENN J & LAURA K HU						
GRANTEE: KENNON HUNTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S48 E28 N26 E2 N10 W2 N12 $
FOP=[ORIG=0,0] N4 W32 S17 W4 S6 W4 S6 E8 S33 E36 N62 W4 S16 E2 S10 W2 S26 W28 N48 E28 $
SFB=[ORIG=0,-50] N30 W27 S12 W9 S11 E20 S7 E16 $
.

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	0166	CONC,PAVMT	0	100	28	48	1,344.00	UT	5.00	5.00	100	2016	2016	3	100	6,720	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
4	0084	DOCK-RIVER	0	100	4	90	360.00	UT	14.50	14.50	100	2016	2016	3	54	2,819	

LAND DESCRIPTION

TOTAL OB/XF 11,139

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	0100	C	SFR	100		A-1	78.00	598.00	78.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	93,600							
2	0020	C	VAC/WATER	100		A-1	78.00	645.00	78.00	FF		1.00	1.00	0.75	1,200.00	900.00	70,200							

REVIEW DATE 03/02/2016 BY DF Total Acres: 2.22 Total Land Value: 163,800 Market: 0 Agricultural: 0 Common: 163,800 PRINTED 07/31/2025 BY SYS