LOT 15 UNIT 1-A THREE RIVERS EST
419-685, 629-478, 772-741, 806-1

WELLS -MORIARTY REVOCABLE TRUST DATED FEBRUARY 28,
PO BOX 1115
ANNA MARIA, FL 34216

2026

00-00-00-00568-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

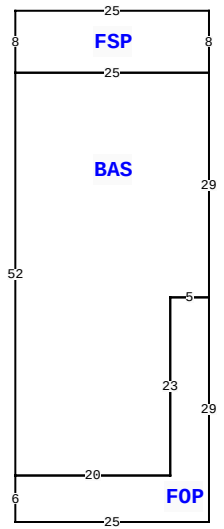
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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/

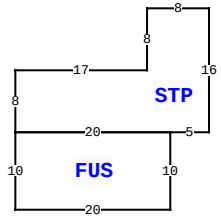
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,185	100		1,185	131,059
FOP	265	30		80	8,848
FSP	200	40		80	8,848
FUS	200	100		200	22,120
STP	264	10		26	2,876
TOTALS	2,114			1,571	173,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,571	134.3034	163.85	257,408	1999	1999	0	0	0	32.50	67.50

1 SFR PILING 0% - 2024 Heated Area: 1385 HX Base Yr





1376 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	173,750
TOTAL MARKET OB/XF VALUE	9,974
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	277,324
SOH/AGL Deduction	0
ASSESSED VALUE	277,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,324
TOTAL JUST VALUE	277,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14289	SFR	200	07/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1535/753	2/28/2025	WD	U	I	11	100
GRANTOR: WELLS DAVID R						
GRANTEE: WELLS-MORIARTY REVO						
1254/0941	5/06/2013	WD	Q	I	01	300,000
GRANTOR: JAMES FRANKLIN MARTIN						
GRANTEE: DAVID R WELLS & KRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W25 S52 E20 N23 E5 N29 $
FOP=[ORIG=-25,52] S6 E25 N29 W5 S23 W20 $
STP=[ORIG=50,-10] E5 N16 W8 S8 W17 S8 E20 $
FSP=[ORIG=0,0] N8 W25 S8 E25 $
FUS=[ORIG=30,0] E20 N10 W20 S10 $
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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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0084	DOCK-RIVER	0	0	0	0	1,168.00	UT	14.50	14.50	100	1999	1999	3	40	6,774	
3	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 9,974

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	0		A-1	78.00	481.00	78.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	93,600							

REVIEW DATE 03/01/2016 BY DF Total Acres: 0.86 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2025 BY SYS