LOT 8 UNIT 2 THREE RIVERS ESTATE
748-1263, 924-144, WD 924-151, W

AGALIOTIS DIMITRIOS/AGALIOTIS GAIL
96136 OCEAN BREEZE DR
FERNANDINA, FL 32034-8491

2026

00-00-00-00572-000

BUILDING CHARACTERISTICS

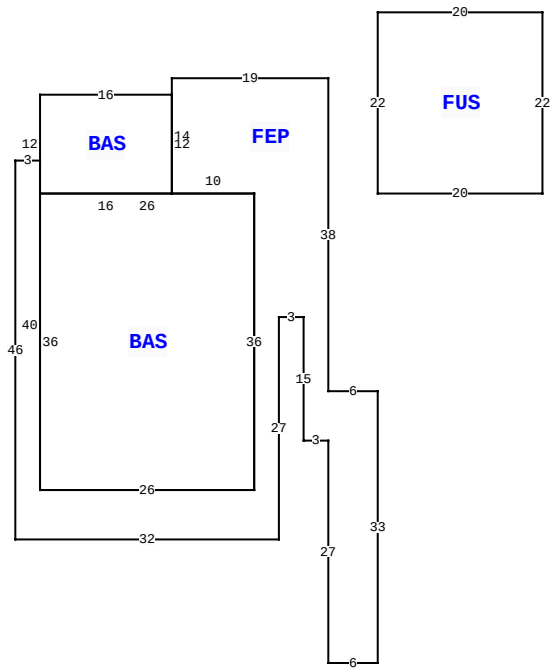
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.02	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	23,624
BAS	936	100		936	115,165
FEP	1,019	80		815	100,277
FUS	440	100		440	54,137
TOTALS	2,587			2,383	293,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,383	144.0747	175.77	418,860	1987	1995	0	0	0	30.00	70.00

1 SFR PILING 0% - 0 Heated Area: 1568 HX Base Yr



586 SW MANATEE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	293,202
TOTAL MARKET OB/XF VALUE	5,354
TOTAL LAND VALUE - MARKET	93,750
TOTAL MARKET VALUE	392,306
SOH/AGL Deduction	0
ASSESSED VALUE	392,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	392,306
TOTAL JUST VALUE	392,306
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	396,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051749	Electrical Servic	0	12/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1109/0150	1/25/2007	WD	Q	I		285,000
GRANTOR: MAKA SANCHANDRA & MOG						
GRANTEE: DIMITRIOS & GAIL AG						
0924/0151	3/22/2001	WD	U	I		100
GRANTOR: MAKA SANCHANDRA AS TR						
GRANTEE: MAKA SANCHANDRA & M						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[ORIG=0,0] W10 N14 E19 S38 E6 S33 W6 N27 W3 N15 W3 S27
W32 N46 E3 S40 E26 N36 $
BAS=[ORIG=0,0] W26 S36 E26 N36 $
FUS=[ORIG=15,0] N22 E20 S22 W20 $
BAS=[ORIG=-26,0] N12 E16 S12 W16 $
.

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	0294	SHED WOOD/	0	0	8	12	96.00	UT	3.50	3.50	100	1993	1993	3	100	336	
2	0084	DOCK-RIVER	0	0	10	23	230.00	UT	14.50	14.50	100	1987	1987	3	40	1,334	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
4	0166	CONC,PAVMT	0	0	18	46	828.00	UT	3.00	3.00	100	2015	2015	3	100	2,484	

LAND DESCRIPTION

TOTAL OB/XF 5,354

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	0.00	0.00	100.00	FF		1.00	1.00	1.25	750.00	937.50	93,750							

REVIEW DATE 12/16/2024 BY TW Total Acres: 0.75 Total Land Value: 93,750 Market: 0 Agricultural: 0 Common: 93,750 PRINTED 11/17/2025 BY SYS