LOTS 21 & 22 UNIT 2 THREE RIVERS
EX A PARCEL DESC ORB 659-010.

CAUDILL QUINCE EUGENE/CAUDILL IRIS B
5336 CLIFTON RD
JACKSONVILLE, FL 32211

2026

00-00-00-00581-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

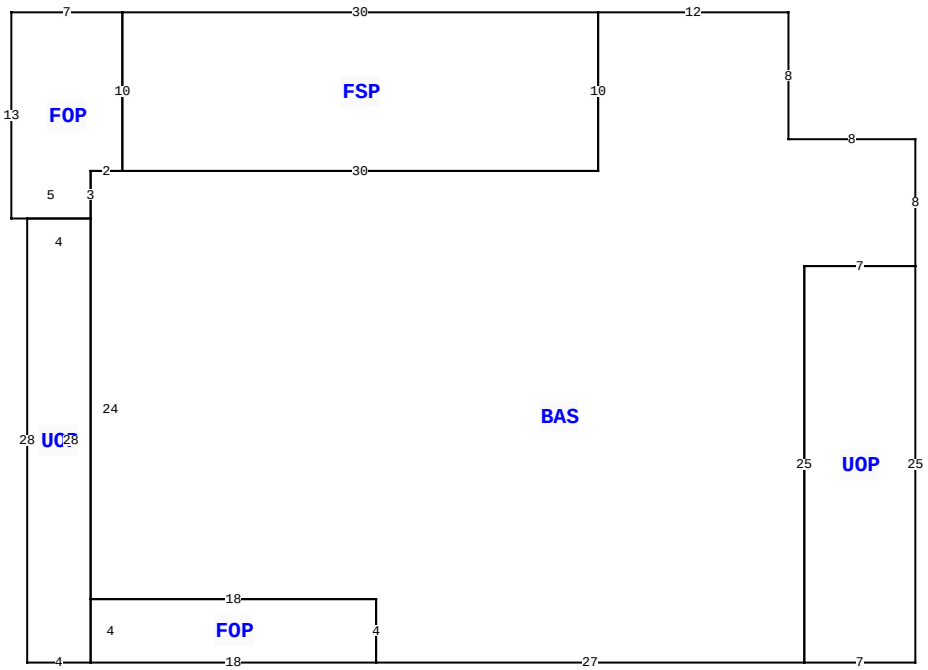
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,501	100		1,501	93,806
FOP	72	30		22	1,375
FOP	85	30		26	1,625
FSP	300	40		120	7,499
UOP	112	20		22	1,375
UOP	175	20		35	2,188
TOTALS	2,245			1,726	107,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,726	85.3776	104.16	179,780	1959	1959	0	0	0	40.00	60.00

1 SFR PILING 0% - 0 Heated Area: 1501 HX Base Yr



830 SW MANATEE TER, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	107,868
TOTAL MARKET OB/XF VALUE	14,640
TOTAL LAND VALUE - MARKET	99,000
TOTAL MARKET VALUE	221,508
SOH/AGL Deduction	11,090
ASSESSED VALUE	210,418
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,418
TOTAL JUST VALUE	221,508
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,508

LAND:2:1: LOT NOT BUILDABLE

PRMT:1:1: RAISING HOUSE ONTO PILINGS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14483	REMODEL	55	09/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0826/1293	8/08/1996	WD	Q	I		72,500

GRANTOR: CHALKER BROWN JR

GRANTEE: QUINCE E & IRIS B C

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 N8 W12 FSP= W30 S10 E30 N10$ S10 W30 FOP= N10 W7 S13 E5 N3 E2 $ W2 S3 UOP= W4 S28 E4 N28$ S24 FOP= S4 E18 N4 W18$ E18 S4 E27 UOP= E7 N25 W7 S25$ N25 E7 N8$.

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	0263	PRCH,USP	0	0	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	0084	DOCK-RIVER	0	0	15	5	231.00	UT	14.50	14.50	100	2006	2006	3	40	1,340	
4	0030	BARN,MT	0	0	23	31	713.00	UT	9.00	9.00	60	2015	2015	3	60	3,850	
5	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
6	0166	CONC,PAVMT	0	0	45	34	1,530.00	UT	5.00	5.00	100	2015	2015	3	100	7,650	

LAND DESCRIPTION

TOTAL OB/XF 14,640

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	1.00	750.00	750.00	75,000							
2	0020	C	VAC/WATER	0		A-1	100.00	0.00	100.00	FF		1.00	1.00	0.32	750.00	240.00	24,000							

REVIEW DATE 02/17/2016 BY DF Total Acres: 0.00 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 11/18/2025 BY SYS