LOTS 24 & 25 UNIT 2 THREE RIVERS
540-325, 619-630, WD 1243-1626,

SMITH STEPHEN A/SMITH GEORGIA H
P O BOX 1792
LAKE CITY, FL 32056

2026

00-00-00-00583-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

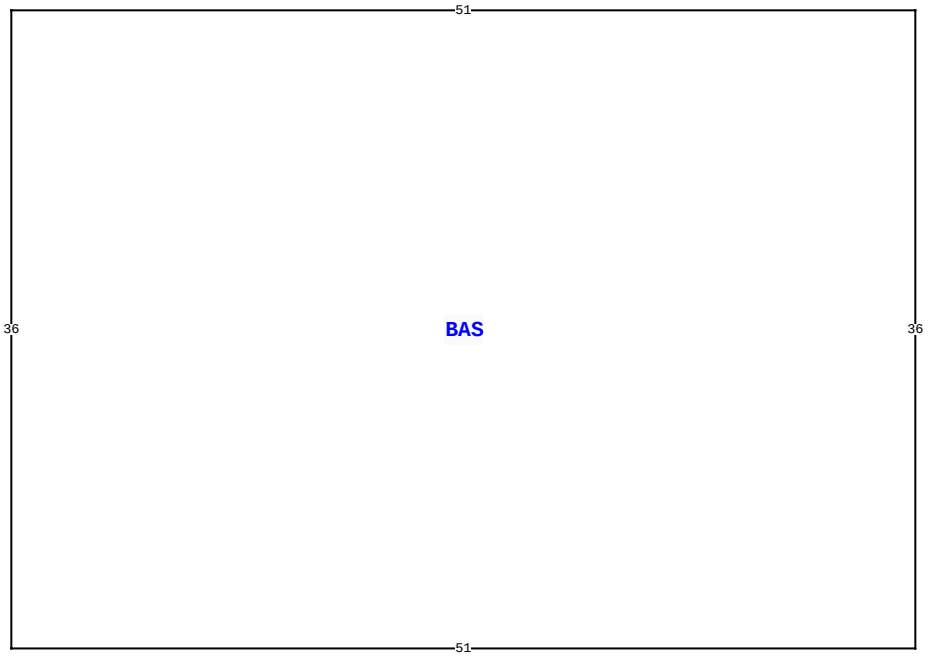
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,836	100		1,836	116,638
TOTALS	1,836			1,836	116,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,836	86.7888	105.88	194,396	1993	1993	0	0	0	40.00	60.00

1 SFR PILING 0% - 0 Heated Area: 1836 HX Base Yr



884 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	116,638
TOTAL MARKET OB/XF VALUE	9,488
TOTAL LAND VALUE - MARKET	91,500
TOTAL MARKET VALUE	217,626
SOH/AGL Deduction	2,200
ASSESSED VALUE	215,426
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	215,426
TOTAL JUST VALUE	217,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33727	MAINT/ALTR	60	01/28/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/1626	10/24/2012	WD	U	V	30	100
GRANTOR: STEPHEN A SMITH						
GRANTEE: SMITH STEPHEN A & G						
0649/0364	4/13/1988	WD	Q	V		12,500
GRANTOR: BROWN CHALKER W &						
GRANTEE: SMITH STEPHEN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S36 E51 N36$.

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	0	12	36	432.00	UT	1.50	1.50	100	1993	1993	3	100	648	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
3	0166	CONC,PAVMT	0	0	0	0	1,708.00	UT	5.00	5.00	100	2015	2015	3	100	8,540	

LAND DESCRIPTION

TOTAL OB/XF 9,488

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		00	0.00	0.00	100.00	FF		1.00	1.00	0.90	750.00	675.00	67,500							
2	0020	C	VAC/WATER	0		A-1	0.00	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: 91,500 Market: 0 Agricultural: 0 Common: 91,500 PRINTED 11/18/2025 BY SYS