LOT 26 UNIT 2 THREE RIVERS ESTAT
732-484, 783-282, 783-2085, WD 1

CHAMBERLAIN CHRISTOPHER DAVID/CHAMBERLAIN ERIN
268 SWEETBRIER BRANCH LANE
ST JOHNS, FL 32259

2026

00-00-00-00583-002

BUILDING CHARACTERISTICS

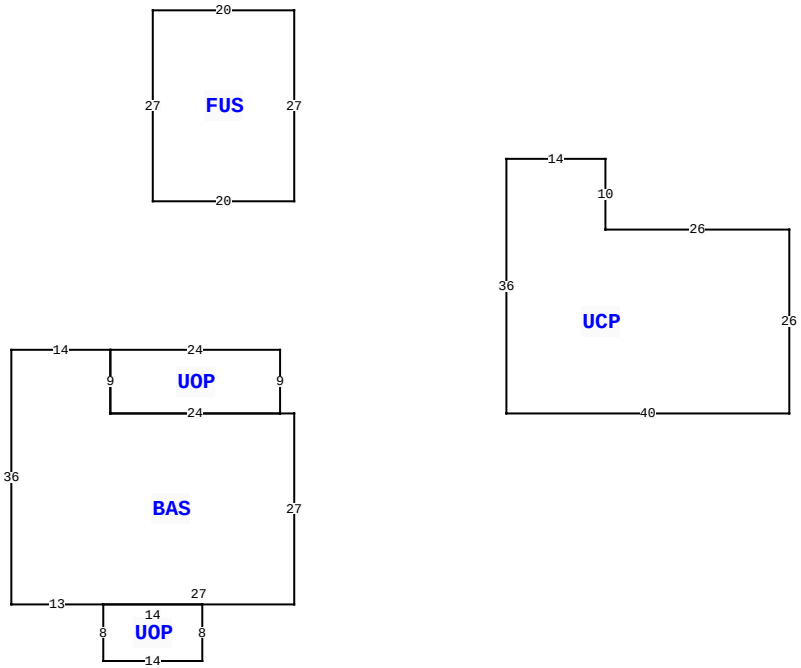
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	08	08
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	1,206	100		1,206	135,335
FUS	540	100		540	60,598
UCP	1,180	20		236	26,483
UOP	112	20		22	2,469
UOP	216	20		43	4,825
TOTALS	3,254			2,047	229,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,047	153.3055	187.03	382,850	1984	1984	0	0	0	40.00	60.00

1 SFR PILING 0% - 2021 Heated Area: 1746 HX Base Yr



922 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	229,710
TOTAL MARKET OB/XF VALUE	7,981
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	312,691
SOH/AGL Deduction	6,030
ASSESSED VALUE	306,661
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	306,661
TOTAL JUST VALUE	312,691
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,691

XFOB:3:1: 2 STORY DOCK

SALE:3:1: NO STAMPS - DEED BARELY LEGIBLE

SALE:2:1: LOT 26, UNIT 2, THREE RIVERS

SALE:1:1: LOT 26 THREE RIVERS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/0361	10/09/2020	WD	Q	I	01	255,000
GRANTOR: LILLIE J CRITCHFIELD						
GRANTEE: CHRISTPHER DAVID &						
1349/2261	12/12/2017	WD	Q	I	01	240,000
GRANTOR: PEDRAM & TERESA MOSHK						
GRANTEE: LILLIE J CRITCHFIEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W2 W24 N9 W14 S36 E13 E27 N27 $
UCP=[ORIG=30,0] E40 N26 W26 N10 W14 S36 $
FUS=[ORIG=0,-30] N27 W20 S27 E20 $
UOP=[ORIG=-2,0] N9 W24 S9 E24 $
UOP=[ORIG=-27,27] S8 E14 N8 W14 $
.

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	0084	DOCK-RIVER	0	0	4	200	800.00	UT	14.50	14.50	100	2000	2000	3	40	4,640	
2	0084	DOCK-RIVER	0	0	24	12	576.00	UT	14.50	14.50	100	2000	2000	3	40	3,341	

LAND DESCRIPTION

TOTAL OB/XF 7,981

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							

REVIEW DATE 02/17/2016 BY DF Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/18/2025 BY SYS