LOT 32 UNIT 2 THREE RIVERS ESTAT
455-95, 633-420, 721-127, 747-16

COOL RIVER LLC
949 DOGWOOD DR
DELRAY BEACH, FL 33483

2025

00-00-00-00585-002

BUILDING CHARACTERISTICS

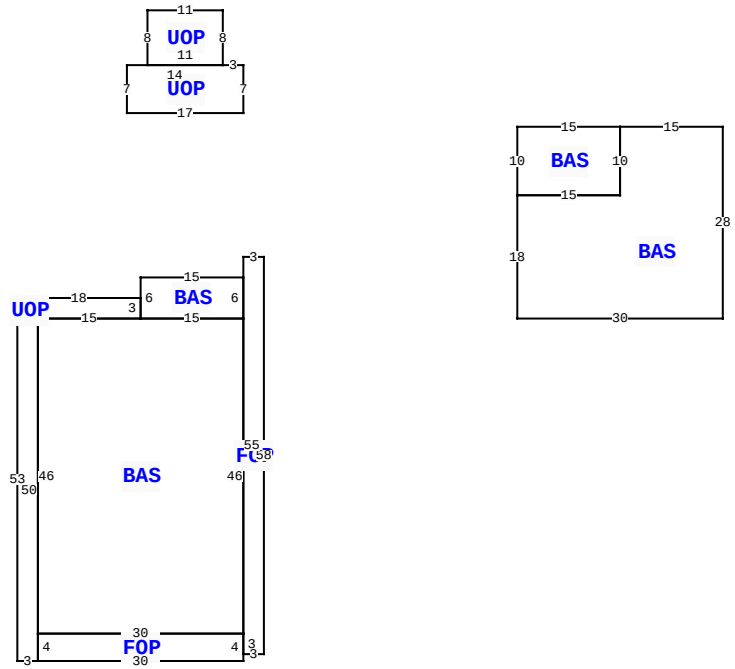
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	90	100		90	10,728
BAS	150	100		150	17,879
BAS	690	100		690	82,243
BAS	1,380	100		1,380	164,484
FOP	120	30		36	4,291
FOP	174	30		52	6,198
UOP	88	20		18	2,146
UOP	119	20		24	2,861
UOP	204	20		41	4,887
TOTALS	3,015			2,481	295,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,481	131.3827	147.15	365,079	1985	2005	0	0	0	19.00	81.00

1 SINGLE FAM – 0% - 2021 Heated Area: 2310 HX Base Yr



228 SW SANTA FE DR, 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	295,714
TOTAL MARKET OB/XF VALUE	9,193
TOTAL LAND VALUE - MARKET	73,125
TOTAL MARKET VALUE	378,032
SOH/AGL Deduction	23,660
ASSESSED VALUE	354,372
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,372
TOTAL JUST VALUE	378,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052689	Remodel	30,000	03/24/2025
000045366	Roof Replacement	38,500	09/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1422/1916	9/21/2020	WD	U	I	35	378,300
GRANTOR: DOUBLE S INVESTMENT P						
GRANTEE: COOL RIVER LLC						
1374/1735	12/17/2018	WD	U	I	11	100
GRANTOR: CHARLES A & KIMBERLY						
GRANTEE: DOUBLE S INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 W15 S46 E30 N46 $
BAS=[ORIG=40,0] E30 N28 W15 S10 W15 S18 $
UOP=[ORIG=-15,0] N3 W18 S53 E3 N50 E15 $
FOP=[ORIG=0,46] S3 E3 N58 W3 S55 $
BAS=[ORIG=55,-28] W15 S10 E15 N10 $
FOP=[ORIG=0,46] S4 W30 N4 E30 $
UOP=[ORIG=0,-30] N7 W3 W14 S7 E17 $
BAS=[ORIG=0,0] N6 W15 S6 E15 $
UOP=[ORIG=-3,-37] N8 W11 S8 E11 $
.

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	0	0	1,016.00	UT	14.50	14.50	100	1985	1985	3	40	5,893	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	2,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 9,193

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	75.00	FF		1.00	1.00	1.30	750.00	975.00	73,125							

REVIEW DATE 11/17/2022 BY JS Total Acres: 0.00 Total Land Value: 73,125 Market: 0 Agricultural: 0 Common: 73,125 PRINTED 06/27/2025 BY SYS