LOT 46 UNIT 2 THREE RIVERS ESTAT
792-2319, 957-2243, WD 1141-2502

FLANDERS TIMOTHY A/FLANDERS MARIA I
473 SW RICHMOND WAY
FORT WHITE, FL 32038

2026

00-00-00-00586-046

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	38,610
TOTAL MARKET VALUE	38,610
SOH/AGL Deduction	7,465
ASSESSED VALUE	31,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,145
TOTAL JUST VALUE	38,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1358/2744	4/27/2018	WD	U	V	37	17,000
GRANTOR: ROBERT J TRAUSCH						
GRANTEE: TIMOTHY & MARIA FLA						
1141/2502	1/25/2008	WD	Q	I		65,000
GRANTOR: DAN & TAMMY SUE TAYLO						
GRANTEE: ROBERT J TRAUSCH						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100.00	0.00	72.00	FF		1.00	1.00	0.72	750.00	536.25	38,610							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 0.00 Total Land Value: 38,610 Market: 0 Agricultural: 0 Common: 38,610 PRINTED 11/19/2025 BY SYS