LOT 11 UNIT 3 THREE RIVERS ESTAT
LE 519-174, DC 979-1933, 1000-11

LEACH JAMES O/LEACH BARBARA A
20324 SE 82ND PATH
LAKE BUTLER, FL 32054

**2026**

**00-00-00-00593-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 02 | SHED 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | | N/A 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |

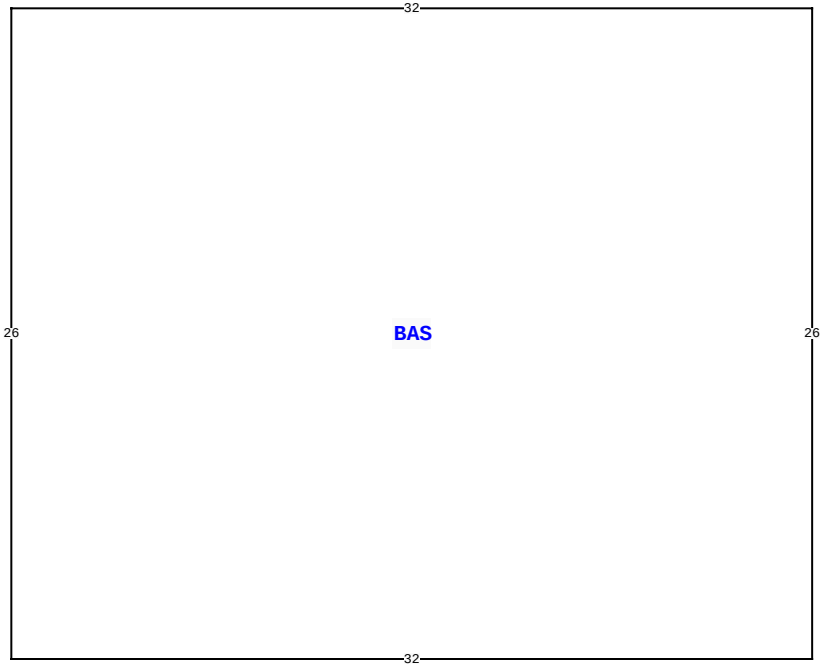
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.03 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 832 | 100 | | 832 | 25,335 |
| TOTALS | 832 | | | 832 | 25,334 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 832 | 54.3780 | 60.90 | 50,669 | 1958 | 1958 | 0 | 0 | 15 | 35.00 | 50.00 |

1 SINGLE FAM 0% - 0 Heated Area: 832 HX Base Yr




1026 SW IOWA DR, 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 | 25,334 |
| TOTAL MARKET OB/XF VALUE | 3,840 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 104,174 |
| SOH/AGL Deduction | 10,286 |
| ASSESSED VALUE | 93,888 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 93,888 |
| TOTAL JUST VALUE | 104,174 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 104,174 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052867 | Electrical Servic | | 04/10/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1118/0924 | 4/25/2007 | WD | Q | I | | 65,000 |
| GRANTOR: WILSON | | | | | | |
| GRANTEE: LEACH | | | | | | |
| 1000/1152 | 11/20/2003 | WD | Q | I | | 40,000 |
| GRANTOR: GRAHAM | | | | | | |
| GRANTEE: WILSON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W32 S26 E32 N26$.

## 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 | 0070 | CARPORT UF | 0 | 0 | 24 | 16 | 480.00 | UT | 0.75 | 0.75 | 100 | 0 | 0 | 3 | 100 | 360 | |
| 2 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 600 | |
| 3 | 0294 | SHED WOOD/ | 0 | 0 | 12 | 20 | 240.00 | UT | 12.00 | 12.00 | 100 | 2015 | 2015 | 3 | 100 | 2,880 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,840

| 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 05/07/2025 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/20/2025 BY SYS