LOT 18 THREE RIVERS ESTATES UNIT
821-1616, QC 999-1812,

PARKS HERBERT L/PARKS MARYBETH
13042 BUOY CT
HUDSON, FL 34667

**2025**

**00-00-00-00595-018**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

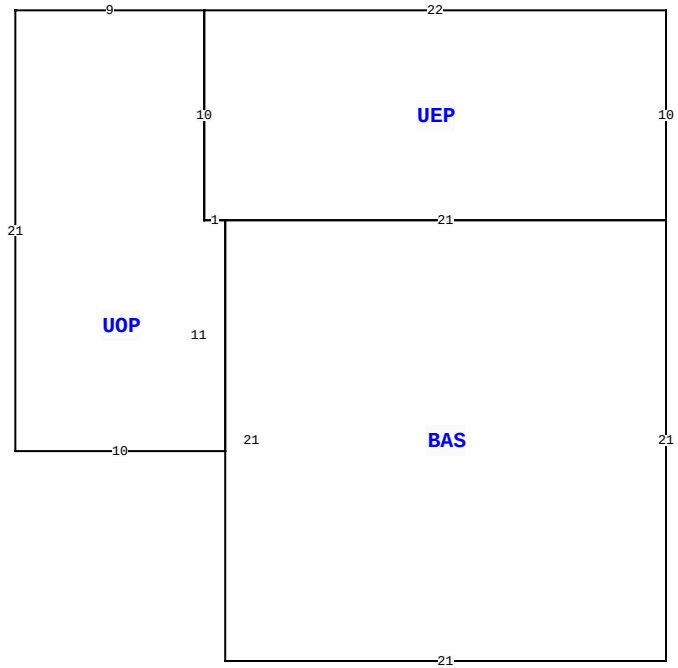
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| 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 | 441 | 100 | | 441 | 37,623 |
| UEP | 220 | 60 | | 132 | 11,261 |
| UOP | 200 | 20 | | 40 | 3,413 |
| TOTALS | 861 | | | 613 | 52,297 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0300 | 01 | 613 | 103.6000 | 126.39 | 77,477 | 1998 | 1998 | 0 | 0 | 0 | 32.50 | 67.50 |

1 SFR PILING – 0% - 0 Heated Area: 441 HX Base Yr




969 SW IOWA DR, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/30/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 52,297 |
| TOTAL MARKET OB/XF VALUE | 8,200 |
| TOTAL LAND VALUE - MARKET | 36,000 |
| TOTAL MARKET VALUE | 96,497 |
| SOH/AGL Deduction | 20,598 |
| ASSESSED VALUE | 75,899 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 75,899 |
| TOTAL JUST VALUE | 96,497 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 94,410 |

SALE:1:1: LOT 18 UNIT 3

LAND:1:1: BUILDABLE LOT ON WATERWAY

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 11363 | M H | 75 | 07/02/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0821/1616 | 5/03/1996 | WD | Q | I | | 13,500 |

GRANTOR: DON L WARD & JIMMIE J

GRANTEE: HERBERT L PARKS

## BUILDING NOTES

## BUILDING DIMENSIONS

UEP= N10 W22 UOP= W9 S21 E10 N11 W1 N10$ S10 E1 BAS= S21 E21 N21 W21$ E21$.

## 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1998 | 1998 | 3 | 100 | 1,200 | |
| 2 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,200

| 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 | 1.00 | LT | | 1.00 | 1.00 | 2.00 | 18,000.00 | 36,000.00 | 36,000 | | | | | | | |

REVIEW DATE 02/15/2016 BY DF Total Acres: 1.09 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 05/14/2025 BY SYS