LOT 5 UNIT 4 THREE RIVERS EST
622-111, 683-524, 712-133, 854-7

THE MICHAEL H TOUCHTON LIVING TRUST FOR SHAYLA MAR
176 SW BRIDGE LN
FORT WHITE, FL 32038

2026

00-00-00-00604-005

BUILDING CHARACTERISTICS

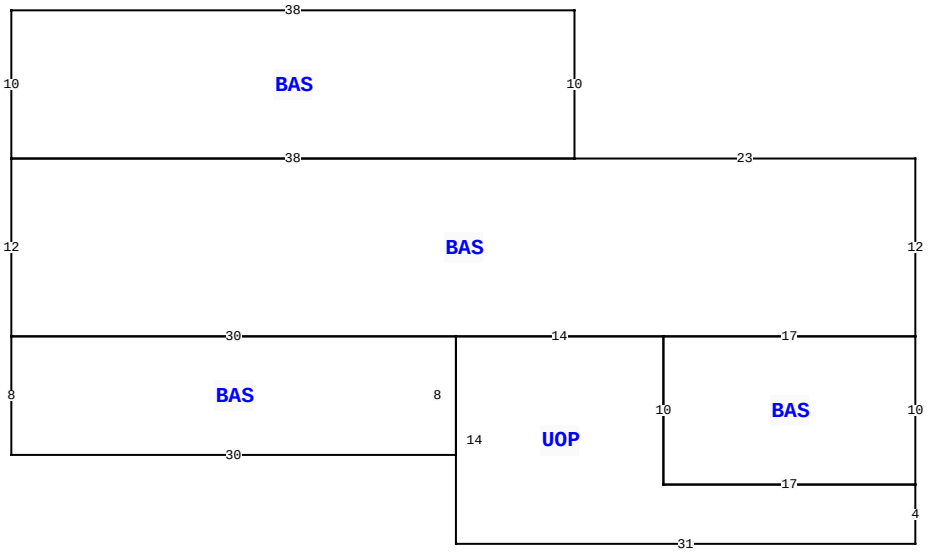
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.04	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	170	100		170	9,516
BAS	240	100		240	13,435
BAS	380	100		380	21,272
BAS	732	100		732	40,976
UOP	264	20		53	2,967
TOTALS	1,786			1,575	88,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,575	76.8960	86.12	135,639	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1522 HX Base Yr



176 SW BRIDGE LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 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	88,165
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	106,865
SOH/AGL Deduction	0
ASSESSED VALUE	106,865
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,865
TOTAL JUST VALUE	106,865
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,865

SALE:2:1: REAL ESTATE PEOPLE

XFOB:1:1: VANDY MH

SALE:1:1: (PROBABLY CLEARING TITLE?)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1351/0382	1/05/2018	QC	U	I	11	100

GRANTOR: MICHAEL H TOUCHTON

GRANTEE: MICHAEL H TOUCHTON

1205/2215	12/02/2010	WD	U	I	16	100

GRANTOR: JONATHAN M & KAREN TO

GRANTEE: MICHAEL H TOUCHTON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 BAS= N10 W38 S10 E38$ W38 S12 BAS= S8 E30 N8 W30$ E30 UOP= S14 E31 N4 W17 N10 W14$ E14 BAS= S10 E17 N10 W17$ E17 N12$.

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	0294	SHED WOOD/	0	0	16	16	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	0	8	16	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 700

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		A-1	481.00	0.00	0.50	LT		1.00	1.00	1.00	18,000.00	18,000.00	9,000							
2	0000	C	VAC RES	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	18,000.00	18,000.00	9,000							

REVIEW DATE 02/10/2016 BY DF Total Acres: 1.14 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/21/2025 BY SYS