LTS 7-9, UNIT 5, THREE RIVERS ES
455-626, 719-659, 774-019, QC 11

HART NORTON/HART LAKHANA
2450 CHANNING CIRCLE
CLEARWATER, FL 33764

2025

00-00-00-00621-008

BUILDING CHARACTERISTICS

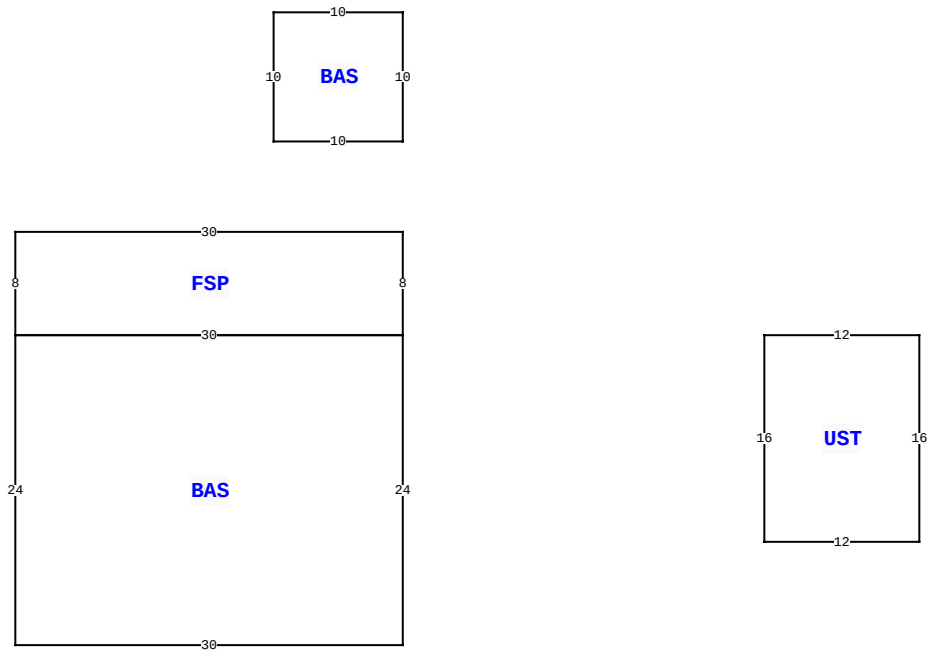
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.05	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	100	100		100	18,607
BAS	720	100		720	133,968
FSP	240	40		96	17,863
UST	192	45		86	16,002
TOTALS	1,252			1,002	186,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,002	160.5404	195.86	196,252	1983	2020	0	0	0	5.00	95.00

1 SFR PILING 0% - 2022 Heated Area: 820 HX Base Yr



726 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	186,439
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	145,080
TOTAL MARKET VALUE	332,719
SOH/AGL Deduction	29,150
ASSESSED VALUE	303,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,569
TOTAL JUST VALUE	332,719
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,972

SALE:3:1: WD GIVEN TO REPLACE CONTRACT OF 89

LAND:3:1: LOTS 5-7 UNIT 5 THREE RIVERS EST.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051164	Electrical Servic	0	10/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1443/2534	7/30/2021	WD	Q	I	01	345,000
GRANTOR: FORD ROCKY						
GRANTEE: HART NORTON						
1381/2402	4/04/2019	WD	U	I	37	100,000
GRANTOR: RUSSELL S DEPTATTER						
GRANTEE: ROCKY & LISA FORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W30 S24 E30 N24 $
FSP=[ORIG=0,0] N8 W30 S8 E30 $
UST=[ORIG=40,0] W12 S16 E12 N16 $
BAS=[ORIG=0,-15] N10 W10 S10 E10 $
.

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	2006	2006	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0132	C	SFR RIVER	0		A-1	0.00	0.00	186.00	FF		1.00	1.00	1.04	750.00	780.00	145,080							

REVIEW DATE 11/26/2024 BY TW Total Acres: 2.86 Total Land Value: 145,080 Market: 0 Agricultural: 0 Common: 145,080 PRINTED 08/26/2025 BY SYS