LOT 30 UNIT 5 THREE RIVERS ESTAT CARTER SARA J

655-776, 884-2391, WD 1266-2426, ,

2026

00-00-00-00627-000

BUILDING CHARACTERISTICS

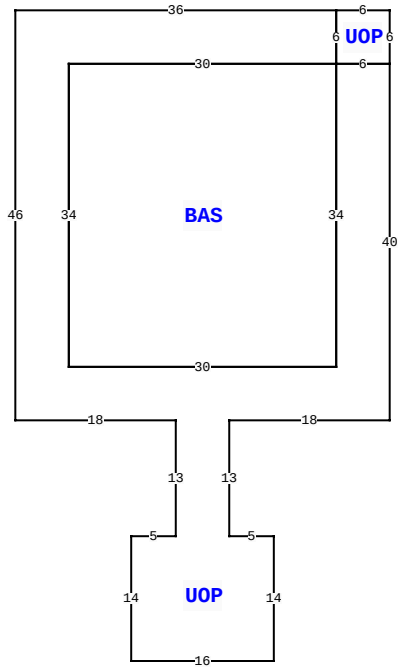
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,020	100		1,020	117,497
UOP	36	20		7	806
UOP	1,178	20		236	27,185
TOTALS	2,234			1,263	145,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,263	125.8950	153.59	193,984	1989	2005	0	0	0	25.00	75.00

1 SFR PILING 0% - 2021 Heated Area: 1020 HX Base Yr



1074 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	145,488
TOTAL MARKET OB/XF VALUE	6,478
TOTAL LAND VALUE - MARKET	73,125
TOTAL MARKET VALUE	225,091
SOH/AGL Deduction	0
ASSESSED VALUE	225,091
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,091
TOTAL JUST VALUE	225,091
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,516

SALE:1:1: BOUGHT AS VACANT LAND

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051045	Electrical Servic	0	10/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/0112	8/27/2020	WD	U	I	30	100
GRANTOR: FATDOG PROPERTIES LLC						
GRANTEE: SARA J CARTER						
1339/1490	6/23/2017	WD	Q	I	01	210,000
GRANTOR: DAVID M & APRIL R CAR						
GRANTEE: FATDOG PROPERTIES L						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= S6 W6 BAS= S34 W30 N34 E30$ UOP= S34 W30 N34 E30 N6 W36 S46 E18 S13 W5 S14 E16 N14W5 N13 E18 N40 W6$ N6 E6$. .

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	0084	DOCK-RIVER	0	0	16	17	272.00	UT	14.50	14.50	100	2006	2006	3	40	1,578	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
3	0166	CONC,PAVMT	0	0	30	30	900.00	UT	5.00	5.00	100	2015	2015	3	100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 6,478

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			0.00	0.00	75.00	FF		1.00	1.00	1.30	750.00	975.00	73,125							

REVIEW DATE 11/26/2024 BY TW Total Acres: 0.59 Total Land Value: 73,125 Market: 0 Agricultural: 0 Common: 73,125 PRINTED 11/21/2025 BY SYS