LOT 32 UNIT 5 THREE RIVERS ESTAT
362-474, 635-309, 700-706, 768-4

THOMPSON LARRY R
2503 W SR-235
BROOKER, FL 32632

2026

00-00-00-00629-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1092 SW SANTA FE 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	0
TOTAL MARKET OB/XF VALUE	23,951
TOTAL LAND VALUE - MARKET	23,400
TOTAL MARKET VALUE	47,351
SOH/AGL Deduction	0
ASSESSED VALUE	47,351
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,351
TOTAL JUST VALUE	47,351
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,351

SALE:1:1: LOT 32 UNIT 5 THREE RIVERS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046627	RV - Recreational		03/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1210/1634	2/25/2011	WD	U	V	11	100
GRANTOR: KENNETH MCNEILL						
GRANTEE: LARRY R THOMPSON						
1210/1632	2/25/2011	TR	U	V	11	100
GRANTOR: JOHN DAVID TOMLINSON						
GRANTEE: LARRY R THOMPSON						

BUILDING NOTES

BUILDING DIMENSIONS

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	4	24	96.00	UT	14.50	14.50	100	1993	1993	3	40	557	
2	0070	CARPORT UF	0	0	18	36	648.00	UT	3.00	3.00	100	2015	2015	3	100	1,944	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	16,800.00	16,800.00	100	2023	2022		100	16,800	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	4,200.00	4,200.00	100	2023	2022		100	4,200	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

LAND DESCRIPTION

TOTAL OB/XF 23,951

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	0020	C	VAC/WATER	0		00	0.00	0.00	75.00	FF		1.00	1.00	0.42	750.00	312.00	23,400							

REVIEW DATE 03/17/2023 BY JB Total Acres: 0.49 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 11/21/2025 BY SYS