LOT 11 UNIT 6 THREE RIVERS ESTAT
500-566, 634-615, 687-595, 811-3

FUTRAL JAMES & CATHY FAMILY TRUST DATED MARCH 9, 2
5226 EASTCHESTER DR
SARASOTA, FL 34234

2026

00-00-00-00641-011

BUILDING CHARACTERISTICS

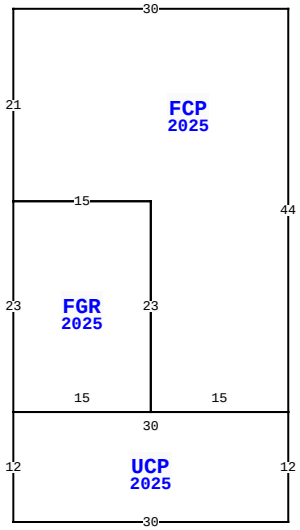
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	100000.06	1.00/

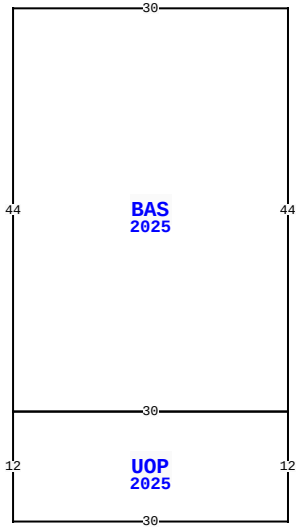
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	2025	1,320	179,639
FCP	975	25	2025	244	33,206
FGR	345	55	2025	190	25,857
UCP	360	20	2025	72	9,798
UOP	360	20	2025	72	9,798
TOTALS	3,360			1,898	258,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,898	111.5500	136.09	258,299	2024	2024	0	0	0	0.00	100.00

2 SFR PILING 0% - 2025 Heated Area: 1320 HX Base Yr





1494 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	258,299
TOTAL MARKET OB/XF VALUE	4,173
TOTAL LAND VALUE - MARKET	73,125
TOTAL MARKET VALUE	335,597
SOH/AGL Deduction	0
ASSESSED VALUE	335,597
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	335,597
TOTAL JUST VALUE	335,597
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047218	New Residential C	300,000	05/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1489/2653	4/28/2023	WD	U	I	11	100
GRANTOR: FUTRAL JAMES H						
GRANTEE: FUTRAL JAMES & CATH						
1434/1886	4/09/2021	WD	Q	I	01	160,000
GRANTOR: BUCHANAN MARVIN						
GRANTEE: FUTRAL JAMES H						

BUILDING NOTES

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	10	12	120.00	UT	6.50	6.50	100	1993	1993	3	100	780	
2	0084	DOCK-RIVER	0	0	0	0	585.00	UT	14.50	14.50	100	2006	2006	3	40	3,393	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=7,5] E30 S44 W30 N44 $
FCP=[YR=2025;ORIG=-10,20] W30 S21 E15 S23 E15 N44 $
UOP=[YR=2025;ORIG=7,49] E30 S12 W30 N12 $
UCP=[YR=2025;ORIG=-40,64] E30 S12 W30 N12 $
FGR=[YR=2025;ORIG=-40,41] E15 S23 W15 N23 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,173

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

REVIEW DATE 02/25/2016 BY DF Total Acres: 0.63 Total Land Value: 73,125 Market: 0 Agricultural: 0 Common: 73,125 PRINTED 09/09/2025 BY SYS