

LOT 22 UNIT 6 THREE RIVERS ESTAT
431-101, 638-581, 712-126,712-12

MATTHEWS THOMAS & SHIRLEY REVOCABLE TRUST
1806 SW SANTA FE DR
FORT WHITE, FL 32038

2026

00-00-00-00641-022



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 80
Exterior Wall	32 HARDIE BRD 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 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/	

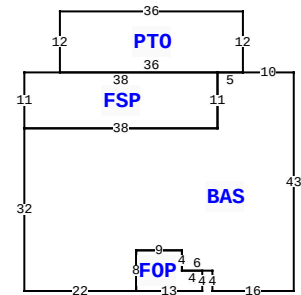
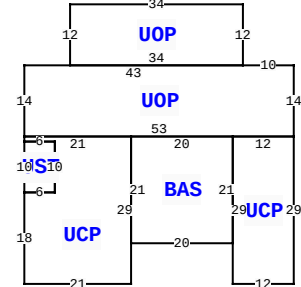
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	35,042
BAS	1,765	100		1,765	147,261
FOP	88	30		26	2,169
FSP	418	40		167	13,933
PTO	432	5		22	1,836
UCP	348	20		70	5,840
UCP	549	20		110	9,178
UOP	408	20		82	6,842
UOP	742	20		148	12,348
UST	60	45		27	2,253
TOTALS	5,230			2,837	236,702

EXTRA FEATURES		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	0180	FPLC 1STRY	0	100	0	0		1.00	2,000.00	100	0	0	3	100	2,000	
2	0220	JACUZZI	0	100	0	0		1.00	0.00	100	0	0	3	100	2,000	
3	0084	DOCK-RIVER	0	100	16	17		272.00	14.50	100	1990	1990	3	40	1,578	
4	0166	CONC, PAVMT	0	100	0	0		1,600.00	2.00	50	2016	2016	3	50	1,600	
5	0080	DECKING	0	100	0	0		1.00	0.00	100	2016	2016	3	100	250	
6	0104	GENERATOR	0	100	0	0		1.00	6,000.00	100	2021	2021		75	4,500	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	

REVIEW DATE 07/27/2022 BY TW

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0300	01	2,837	105.2160	128.36	364,157	1990	1990	0	0	0	35.00	65.00
1 SFR PILING 100% - 0				Heated Area: 2185				HX Base Yr				



1806 SW SANTA FE DR, FORT WHITE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/13/2025 MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		236,702	
TOTAL LAND VALUE - MARKET		11,928	
TOTAL MARKET VALUE		73,125	
SOH/AGL Deduction		163,235	
ASSESSED VALUE		158,520	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		107,798	
TOTAL JUST VALUE		321,755	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		325,697	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045001	Remodel	22,413	07/20/2022
000043269	Remodel	22,413	11/30/2021
000042088	Roof Replacement	16,484	06/07/2021
41466	GENERATOR		03/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1189/0898	2/09/2010	QC	U	I	11	100
GRANTOR: TOMMY & SHIRLEY MATTH						
GRANTEE: TOMMY & SHIRLEY MAT						
0712/0126	12/22/1989	WD	Q	V		28,000
GRANTOR: BISHOP-BUCK						
GRANTEE: TOMMY MATTHEWS						

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W10 W5 S11 W38 S32 E22 N8 E9 S4 E6 S4 E16 N43 \$	
UOP=[ORIG=0,-59] N14 W10 W43 S14 E53 \$	
UCP=[ORIG=-32,-59] W21 S1 E6 S10 W6 S18 E21 N29 \$	
PTO=[ORIG=-10,0] N12 W36 S12 E36 \$	
BAS=[ORIG=-12,-59] W20 S21 E20 N21 \$	
FSP=[ORIG=-15,0] W38 S11 E38 N11 \$	
UOP=[ORIG=-10,-73] N12 W34 S12 E34 \$	
UCP=[ORIG=0,-30] N29 W12 S29 E12 \$	
FOP=[ORIG=-31,43] E13 N4 W4 N4 W9 S8 \$	
UST=[ORIG=-53,-58] S10 E6 N10 W6 \$	

Total Acres: 0.31 Total Land Value: 73,125 Market: 0 Agricultural: 0 Common: 73,125 PRINTED 11/26/2025 BY SYS