LOT 46 UNIT 7 THREE RIVERS ESTAT
470-589, 626-427, 626-428, 689-2

BRADY HENRY RAY
7839 HEATHER LAKE COURT E
JACKSONVILLE, FL 32256

2026

00-00-00-00654-000

BUILDING CHARACTERISTICS

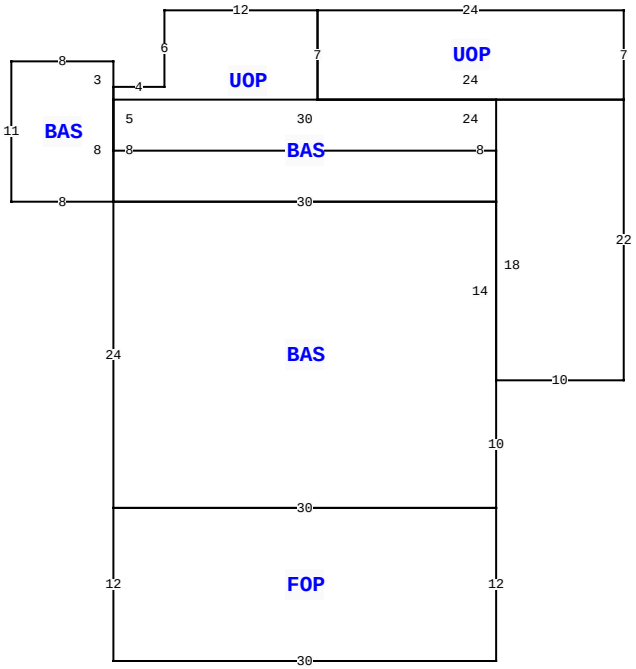
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	100000.07	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	88	100		88	9,226
BAS	240	100		240	25,163
BAS	720	100		720	75,488
FOP	360	30		108	11,323
UOP	168	20		34	3,565
UOP	428	20		86	9,017
TOTALS	2,004			1,276	133,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,276	125.0000	152.50	194,590	1957	2000	0	0	0	31.25	68.75

1 SFR PILING 0% - 0 Heated Area: 1048 HX Base Yr



107 SW GILLARD CT, 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	133,781
TOTAL MARKET OB/XF VALUE	5,155
TOTAL LAND VALUE - MARKET	73,125
TOTAL MARKET VALUE	212,061
SOH/AGL Deduction	4,302
ASSESSED VALUE	207,759
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,759
TOTAL JUST VALUE	212,061
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1330/0663	1/28/2017	WD	Q	I	01	169,000
GRANTOR: ANTHONY RICCIARDELLI						
GRANTEE: HENRY RAY BRADY						
1249/2315	2/15/2013	WD	Q	I	01	149,900
GRANTOR: MOSES CHERILYN						
GRANTEE: ANTHONY RICCIARDELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N10 UOP= E10 N22 UOP= N7 W24 S7 E24$ W24 N7 W12 S6 W4 S5 E30 S18$ N14 BAS= N8 W30 BAS= N3 W8 S11E8 N8$ S8 E30$ W30 S24 FOP= S12 E30 N12 W30$ E30$.

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	0	0	544.00	UT	14.50	14.50	100	1980	1980	3	40	3,155	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 5,155

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		A-1	0.00	0.00	75.00	FF		1.00	1.00	1.30	750.00	975.00	73,125							

REVIEW DATE 11/05/2020 BY JS Total Acres: 0.30 Total Land Value: 73,125 Market: 0 Agricultural: 0 Common: 73,125 PRINTED 11/27/2025 BY SYS