LOTS 48 THRU 51 UNIT 7 THREE RIV
FULLY DESC IN ORB 360-156.

HERRING PRODUCE INC
6322 BRADFORD RD SOUTH
LAKE PARK, GA 31636

2026

00-00-00-00656-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 50
Exterior Wall	31	VINYL SID 50
Roof Structur	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		1.5 100
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

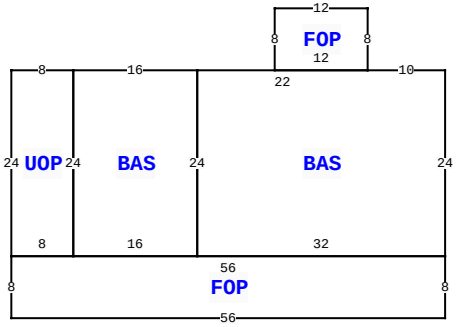
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.07	1.00/	

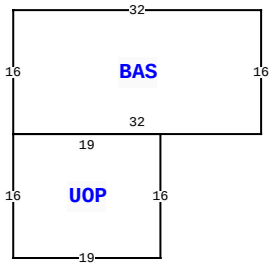
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	28,961
BAS	512	100		512	38,615
BAS	768	100		768	57,922
FOP	96	30		29	2,187
FOP	448	30		134	10,106
UOP	192	20		38	2,866
UOP	304	20		61	4,601
TOTALS	2,704			1,926	145,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,926	103.5960	116.03	223,474	1960	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1664 HX Base Yr





147 SW GILLARD CT, 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	145,258
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	295,312
TOTAL MARKET VALUE	442,070
SOH/AGL Deduction	39,783
ASSESSED VALUE	402,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	402,287
TOTAL JUST VALUE	442,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	442,070

SALE:2:1: LOT 48, UNIT 7, THREE RIVERS ESTATES

SALE:1:1: LOT 48 UNIT 7 THREE RIVERS EST

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0994/2800	9/15/2003	WD	Q	I		210,000

GRANTOR: DAVID E & MARY A MANG

GRANTEE: HERRING PRODUCE INC

0808/1399	7/27/1995	WD	Q	I		40,000

GRANTOR: DREW JACKSON

GRANTEE: DAVID & MARY MANGRU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,-20] N24 W10 W22 S24 E32 $
BAS=[ORIG=0,0] W32 S16 E32 N16 $
FOP=[ORIG=0,-20] W56 S8 E56 N8 $
BAS=[ORIG=-32,-44] W16 S24 E16 N24 $
UOP=[ORIG=-32,16] S16 E19 N16 W19 $
UOP=[ORIG=-48,-44] W8 S24 E8 N24 $
FOP=[ORIG=-10,-44] N8 W12 S8 E12 $
.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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		A-1	0.00	0.00	150.00	FF		1.00	1.00	1.31	750.00	984.38	147,656							
2	0020	C	VAC/WATER	0		A-1	0.00	0.00	150.00	FF		1.00	1.00	1.31	750.00	984.38	147,656							

REVIEW DATE 03/01/2016 BY DF Total Acres: 0.00 Total Land Value: 295,312 Market: 0 Agricultural: 0 Common: 295,312 PRINTED 11/27/2025 BY SYS