

LOTS 56 & 57 UNIT 7 THREE RIVERS
ESTATES.

CONCHA-HOLMES AMANDA
1708 SW 51ST AVE
GAINESVILLE, FL 32608

2026

00-00-00-00666-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													COLUMBIA COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																
Exterior Wall	31	VINYL SID 100	0300	01	2,336	105.5360	128.75	300,760	1992	1992	0	0	0	40.00	60.00	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SFR PILING 100% - 0														Heated Area: 2080														
Roof Cover	12	MODULAR MT 100															HX Base Yr														
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		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	0100SINGLE 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	432	100		432	33,372																										
BAS	936	100		936	72,306																										
FEP	320	80		256	19,776																										
FUS	280	100		280	21,630																										
FUS	432	100		432	33,372																										
TOTALS	2,400			2,336	180,456																										
EXTRA FEATURES						2714 SW SANTA FE DR, FORT WHITE																									
L N	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	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200															
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800															
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000															
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400															
5	0166	CONC, PAVMT	0	100	32	38	1,216.00	UT	5.00	5.00	100	2016	2016	3	100	6,080															
6	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600															
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200															
8	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400															
TOTAL OB/XF 17,680																															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE														
1	0100	C	SFR	100		A-1	0.00	0.00	75.00	FF		1.00	1.00	1.20	750.00	900.00	67,500														
2	0020	C	VAC/WATER	100		A-1	0.00	0.00	75.00	FF		1.00	1.00	1.00	750.00	750.00	56,250														
REVIEW DATE 01/13/2025 BY JS Total Acres: 0.00 Total Land Value: 123,750 Market: 0 Agricultural: 0 Common: 123,750 PRINTED 11/28/2025 BY SYS																															

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/2058	7/23/2025	WD	Q	I	01	660,000

GRANTOR: JOHNSON JAMES THOMAS

GRANTEE: CONCHA-HOLMES AMAND

1455/888	12/17/2021	WD	U	I	11	100
----------	------------	----	---	---	----	-----

GRANTOR: JOHNSON SUSAN BYNUM

GRANTEE: JOHNSON JAMES THOMA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W36 S26 E2 E34 N26 \$

BAS=[ORIG=0,0] N12 W36 S12 E36 \$

FUS=[ORIG=60,-14] E8 N12 W36 S12 E28 \$

FEP=[ORIG=-34,26] S10 E32 N10 W32 \$

FUS=[ORIG=40,0] E20 N14 W20 S14 \$