LOT 61 UNIT 7 THREE RIVERS ESTAT
331-607, 760-1762, 768-1027, 778

MOREAU PAUL/MOREAU KEDRA
1315 NW OGDEN LOOP
LAKE CITY, FL 32055

2026

00-00-00-00669-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

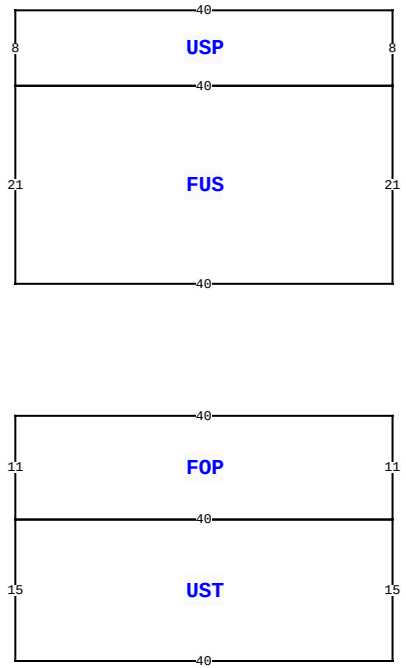
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 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
FOP	440	30		132	11,250
FUS	840	100		840	71,592
USP	320	35		112	9,545
UST	600	45		270	23,011
TOTALS	2,200			1,354	115,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,354	117.0750	131.12	177,536	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 840 HX Base Yr



2780 SW SANTA FE DR, 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	115,398
TOTAL MARKET OB/XF VALUE	2,906
TOTAL LAND VALUE - MARKET	73,125
TOTAL MARKET VALUE	191,429
SOH/AGL Deduction	8,816
ASSESSED VALUE	182,613
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,613
TOTAL JUST VALUE	191,429
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,429

SALE:1:1: LOT 61 UNIT 7 THREE RIVERS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044840	Remodel	16,000	06/30/2022
7695	REMODEL	6,000	10/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/2458	6/19/2020	WD	U	I	35	165,000
GRANTOR: WILLIAM W & JANE A WI						
GRANTEE: PAUL & KEDR MOREAU						
0778/1348	8/11/1993	WD	Q	I		45,000
GRANTOR: HERBERT H PLUMMER						
GRANTEE: WILLIAM W WIER						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[ORIG=0,-40] N21 W40 S21 E40 $
UST=[ORIG=0,0] N15 W40 S15 E40 $
FOP=[ORIG=0,-15] N11 W40 S11 E40 $
USP=[ORIG=0,-61] N8 W40 S8 E40 $
.

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	501.00	UT	14.50	14.50	100	1977	1977	3	40	2,906	

LAND DESCRIPTION

TOTAL OB/XF 2,906

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	75.00	FF		1.00	1.00	1.30	750.00	975.00	73,125							

REVIEW DATE 03/01/2016 BY DF Total Acres: 0.41 Total Land Value: 73,125 Market: 0 Agricultural: 0 Common: 73,125 PRINTED 11/28/2025 BY SYS