LOTS 63 & 64 UNIT 7 THREE RIVER
851-216, PB 1105-391, PB 1113-19

BURNSED BENJAMIN R JR
18607 N COUNTY ROAD 225
GAINESVILLE, FL 32609-4311

2026

00-00-00-00671-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

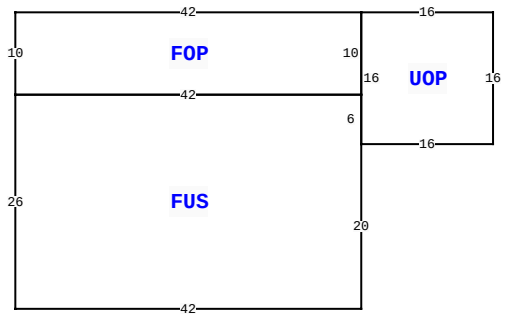
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	06	BD/BATTEN 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.07	1.00/

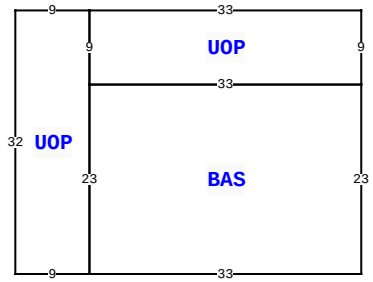
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	759	100		759	67,860
FOP	420	30		126	11,265
FUS	1,092	100		1,092	97,633
UOP	256	20		51	4,560
UOP	288	20		58	5,186
UOP	297	20		59	5,275
TOTALS	3,112			2,145	191,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,145	122.8128	137.55	295,045	1970	1995	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1851 HX Base Yr





2810 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	191,779
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	132,000
TOTAL MARKET VALUE	325,879
SOH/AGL Deduction	0
ASSESSED VALUE	325,879
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	325,879
TOTAL JUST VALUE	325,879
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1240/1311	8/23/2012	WD	Q	I	01	235,000
GRANTOR: WILLIAM M & BONNIE R						
GRANTEE: BENJAMIN R BURNSED						
1117/1835	4/26/2007	WD	Q	I	02	225,000
GRANTOR: PRANA O ASHODIAN						
GRANTEE: WILLIAM M & BONNIE						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[ORIG=0,-20] N20 N6 W42 S26 E42 $
BAS=[ORIG=0,0] W33 S23 E33 N23 $
FOP=[ORIG=0,-46] N10 W42 S10 E42 $
UOP=[ORIG=0,0] N9 W33 S9 E33 $
UOP=[ORIG=-33,0] N9 W9 S32 E9 N23 $
UOP=[ORIG=0,-40] E16 N16 W16 S16 $
.

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	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
3	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	86.00	FF		1.00	1.00	1.00	750.00	750.00	64,500							
2	0020	C	VAC/WATER	0			0.00	0.00	90.00	FF		1.00	1.00	1.00	750.00	750.00	67,500							

REVIEW DATE 03/01/2016 BY DF Total Acres: 0.00 Total Land Value: 132,000 Market: 0 Agricultural: 0 Common: 132,000 PRINTED 11/28/2025 BY SYS