LOTS 51 THRU 55 UNIT 8 & LOT 40
RIVERS ESTATES.

ALLRED RAYMOND HANSFORD TRUST DATED JULY 6, 2022
111 MOSS ROAD
AUBURNDALE, FL 33823

2026

00-00-00-00711-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.08 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1169 SW SANTA FE DR, 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	0
TOTAL MARKET OB/XF VALUE	10,353
TOTAL LAND VALUE - MARKET	43,200
TOTAL MARKET VALUE	53,553
SOH/AGL Deduction	0
ASSESSED VALUE	53,553
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,553
TOTAL JUST VALUE	53,553
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1474/2415	8/30/2022	WD	U	I	11	100
GRANTOR: ALLRED RAYMOND HANSFO						
GRANTEE: ALLRED RAYMOND HANS						
1473/1217	7/06/2022	WD	U	I	11	100
GRANTOR: ALLRED RAYMOND H						
GRANTEE: ALLRED RAYMOND HANS						

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	16	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,013	
2	0296	SHED METAL	0	0	11	12	132.00	UT	3.00	3.00	100	1993	1993	3	100	396	
3	0040	BARN,POLE	0	0	18	32	576.00	UT	1.50	1.50	100	1993	1993	3	100	864	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0040	BARN,POLE	0	0	10	12	120.00	UT	1.50	1.50	100	1993	1993	3	100	180	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
9	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 10,353

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	80.00	0.00	80.00	FF		1.00	1.00	0.42	750.00	315.00	25,200							
2	0700	C	MISC RES	0		00	0.00	0.00	5.00	LT		1.00	1.00	0.20	18,000.00	3,600.00	18,000							

REVIEW DATE 01/25/2016 BY DF Total Acres: 4.30 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 11/18/2025 BY SYS