

LOT 88 UNIT 8 THREE RIVERS ESTAT
410-102, 646-452, 701-807, 720-5

FLANDERS TIMOTHY A/FLANDERS MARIA I
473 SW RICHMOND WAY
FORT WHITE, FL 32038

2026

00-00-00-00734-000



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																							
																VALUATION BY STANDARD																									
																Tax Group: 3					Tax Dist:					0															
																BUILDING MARKET VALUE					7,000					18,000															
																TOTAL MARKET OB/XF VALUE					25,000					8,613															
																TOTAL LAND VALUE - MARKET					16,387					0															
																TOTAL MARKET VALUE					16,387					25,000															
																SOH/AGL Deduction					0					25,000															
																ASSESSED VALUE					0					25,000															
																TOTAL EXEMPTION VALUE					16,387					0															
																BASE TAXABLE VALUE					25,000					0															
TOTAL JUST VALUE					0					25,000																															
NCON VALUE					0					25,000																															
INCOME VALUE					25,000																																				
PREVIOUS YEAR MKT VALUE																																									
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED																									
MAP NUM MKT AREA 02																19868 TR/TRAILER 75 08/19/2002																									
NEIGHBORHOOD/LOC 100000.08 1.00/																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
																SALES DATA																									
																OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																		
																1543/184		6/18/2025	WD U	I	37	20,000																			
																GRANTOR: BRUTON MICHAEL R																									
																GRANTEE: FLANDERS TIMOTHY A																									
																1357/1980		4/06/2018	WD Q	I	01	9,000																			
																GRANTOR: ROBERT J TRAUSCH																									
																GRANTEE: MICHAEL R BRUTON																									
																TOTALS						533 SW SANTA FE DR, FORT WHITE										BLD DATE LGL DATE 04/30/2024 MLU									
																EXTRA FEATURES																BUILDING NOTES									
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	BUILDING DIMENSIONS																									
1	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																											
																TOTAL OB/XF 7,000																									
																LAND DESCRIPTION																									
																L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
																1	0000	C	VAC RES	0		A-1	84.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000								
REVIEW DATE 09/05/2025 BY TP Total Acres: 0.85 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/19/2025 BY SYS																																									