LOTS 7 & 8 UNIT 9 THREE RIVERS E

445-152, 681-298, 766-2044, 794-

CLESI DUSTIN M
1143 SW RIVERSIDE AVE
FORT WHITE, FL 32038

2026

00-00-00-00743-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

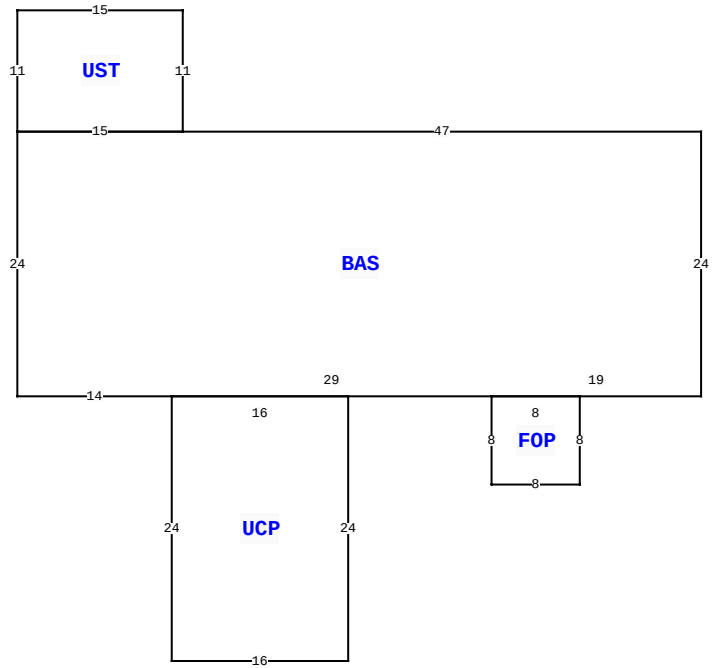
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.09	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100		1,488	125,272
FOP	64	30		19	1,600
UCP	384	20		77	6,482
UST	165	45		74	6,230
TOTALS	2,101			1,658	139,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,658	115.6400	129.52	214,744	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1488 HX Base Yr



1143 SW RIVERSIDE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		139,584
TOTAL MARKET OB/XF VALUE		3,990
TOTAL LAND VALUE - MARKET		34,200
TOTAL MARKET VALUE		177,774
SOH/AGL Deduction		84,818
ASSESSED VALUE		92,956
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,234
TOTAL JUST VALUE		177,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,774

SALE:3:1: LOTS 7 & 8 UNIT 9 THREE RIVERS EST.

SALE:2:1: LOT 7 & 8 THREE RIVERS

SALE:1:1: PHILLIPS GIVING UP OWNERSHIP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0821/0867	7/03/1994	WD	Q	I	02	0
GRANTOR: ROBIN PHILLIPS						
GRANTEE: DUSTIN CLESI						
0766/2044	10/23/1992	WD	Q	I		60,000
GRANTOR: ARTHUR ERICKSON						
GRANTEE: CLESI-PHILLIPS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 UST= N11 W15 S11 E15$ W15 S24 E14 UCP= S24 E16 N24 W16$ E29 FOP= S8 E8 N8 W8$ E19 N24$.

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	0021	BARN,FR AE	0	100	24	35	840.00	UT	4.75	4.75	100	1993	1993	3	100	3,990	

LAND DESCRIPTION

TOTAL OB/XF 3,990

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	0100	C	SFR	100		A-1	170.00	0.00	2.00	LT		1.00	1.00	0.95	18,000.00	17,100.00	34,200							

REVIEW DATE 01/19/2016 BY DF Total Acres: 2.21 Total Land Value: 34,200 Market: 0 Agricultural: 0 Common: 34,200 PRINTED 11/20/2025 BY SYS