LOT 10 UNIT 9 THREE RIVERS ESTAT
331-536, 349-384, 358-54, 847-17

ACKERSON DANIEL JAMES
2052 CORNELL RD
MIDDLEBURG, FL 32068

2026

00-00-00-00744-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

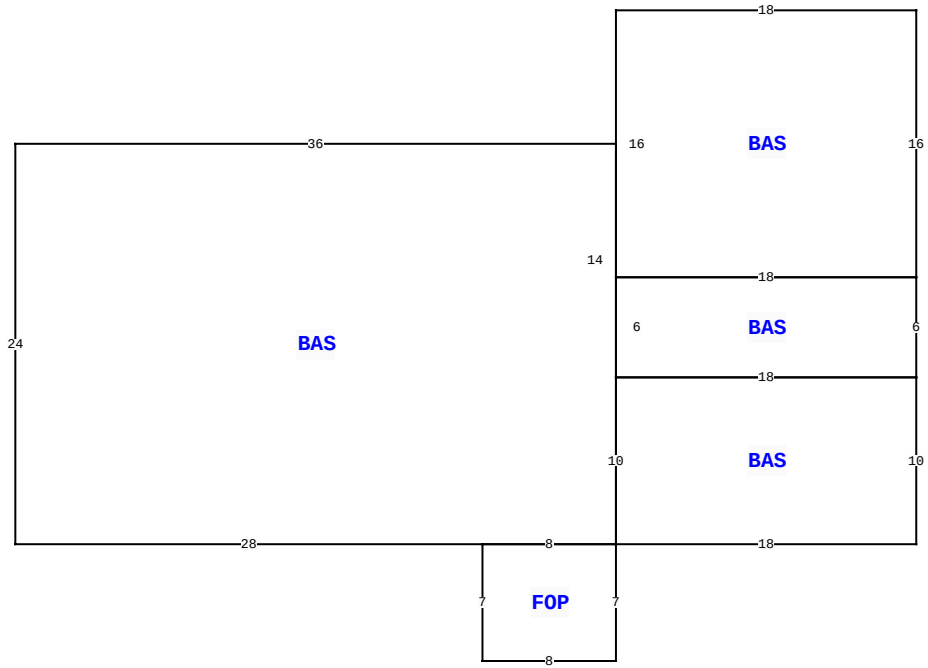
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	108	100		108	9,153
BAS	180	100		180	15,256
BAS	288	100		288	24,409
BAS	864	100		864	73,227
FOP	56	30		17	1,441
TOTALS	1,496			1,457	123,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,457	116.4240	130.39	189,978	1960	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1440 HX Base Yr



1191 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	123,486
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	141,486
SOH/AGL Deduction	11,815
ASSESSED VALUE	129,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,671
TOTAL JUST VALUE	141,486
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1305/1837	12/09/2015	WD	Q	I	01	70,000
GRANTOR: GEORGE L HORNE						
GRANTEE: DANIEL JAMES ACKERS						
1264/2527	10/21/2013	WD	U	I	30	55,000
GRANTOR: OLA E HORNE, SUCCESSO						
GRANTEE: GEORGE L HORNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E28 FOP= S7 E8N7 W8$ E8 BAS= E18 N10 W18 S10$ N10 BAS= E18 N6 BAS= N16 W18 S16 E18$ W18 S6$ N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		A-1	83.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 01/19/2016 BY DF Total Acres: 1.04 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/20/2025 BY SYS