LOT 31 UNIT 9 THREE RIVERS ESTAT
670-449, WD 1484-2272, WD 1516-6

FLOYD DERRICK G/FLOYD ERIKA L
1975 NE 188TH PL
GAINESVILLE, FL 32609

2026

00-00-00-00749-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

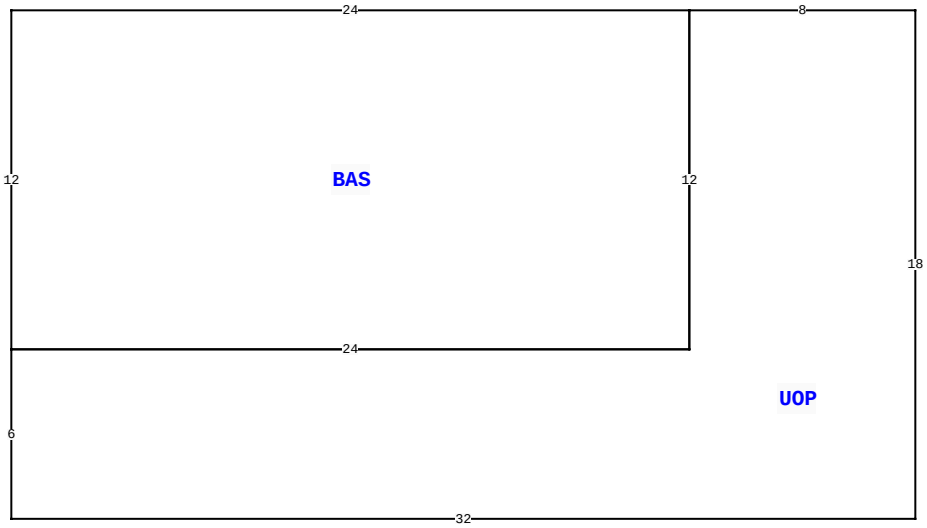
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	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	288	100		288	22,355
UOP	288	20		58	4,502
TOTALS	576			346	26,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	346	103.8800	126.73	43,849	1994	1994	0	0	0	38.75	61.25

1 SFR PILING 0% - 2025 Heated Area: 288 HX Base Yr



2281 SW SANTA FE DR, 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	26,858
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	44,858
SOH/AGL Deduction	0
ASSESSED VALUE	44,858
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,858
TOTAL JUST VALUE	44,858
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,406

LAND:1:1: LOT 31, UNIT 9, THREE RIVERS ESTATES

SALE:1:1: LOT 31 UNIT 9 THREE RIVERS.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1516/66	5/31/2024	WD	Q	I	05	145,000
GRANTOR: ORANGE TREE PROPERTY						
GRANTEE: FLOYD DERRICK G						
1484/2272	2/13/2023	WD	Q	I	05	65,000
GRANTOR: WATSON LEO V JR						
GRANTEE: ORANGE TREE PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S12 UOP= S6 E32 N18 W8 S12 W24$ E24 N12$.

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		00	85.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 06/10/2024 BY ME Total Acres: 1.06 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/21/2025 BY SYS