LOT 33 UNIT 9 THREE RIVERS ESTAT
802-1212, WD 1018-1230, WD 1298-

IVEY NICHOLE
17523 NW 222ND ST
HIGH SPRINGS, FL 32643

**2026**

**00-00-00-00749-006**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| 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 |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

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

2241 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 | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 19,800 |
| TOTAL MARKET VALUE | 19,800 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 19,800 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 19,800 |
| TOTAL JUST VALUE | 19,800 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 19,800 |

LAND:1:1: LOT 33, UNIT 9, THREE RIVERS ESTATES

SALE:1:1: LOT 33 UNIT 9 THREE RIVERS ESTATES

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1518/1638 | 7/02/2024 | WD | Q | V | 01 | 48,000 |
| GRANTOR: FLOYD DERRICK G | | | | | | |
| GRANTEE: IVEY NICHOLE | | | | | | |
| 1516/66 | 5/31/2024 | WD | Q | I | 05 | 145,000 |
| GRANTOR: ORANGE TREE PROPERTY | | | | | | |
| GRANTEE: FLOYD DERRICK G | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### 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 | 0000 | C | VAC RES | 0 | | A-1 | 86.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.10 | 18,000.00 | 19,800.00 | 19,800 | | | | | | | |

REVIEW DATE 11/22/2024 BY TP Total Acres: 1.22 Total Land Value: 19,800 Market: 0 Agricultural: 0 Common: 19,800 PRINTED 11/21/2025 BY SYS