LOTS 24 & 25 UNIT 10 THREE RIVER
451-783, 589-369, 630-472, 637-7

DENBY WILLIE D/DENBY LANETTE
286 SW DELAWARE WAY
FORT WHITE, FL 32038-9615

2026

00-00-00-00769-000

BUILDING CHARACTERISTICS

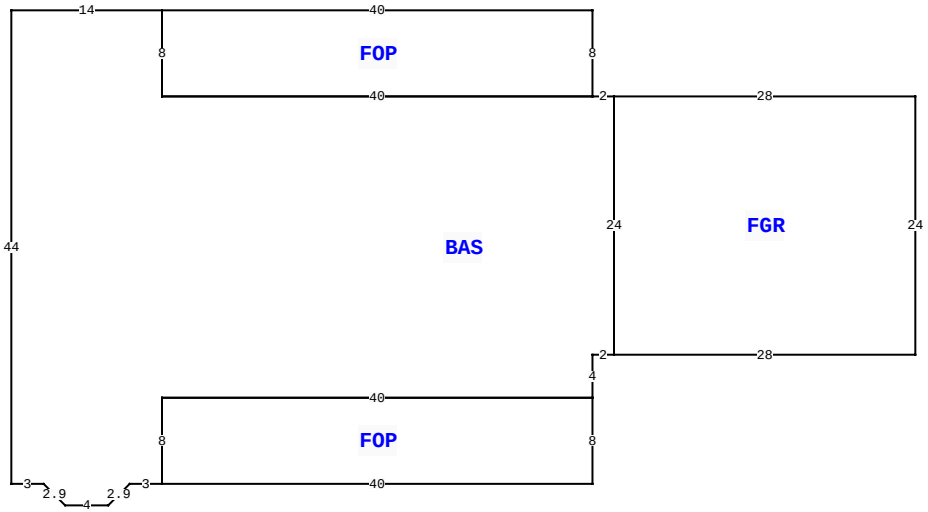
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	100000.10	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,796	100		1,796	167,937
FGR	672	55		370	34,597
FOP	320	30		96	8,977
FOP	320	30		96	8,977
TOTALS	3,108			2,358	220,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,358	114.3630	128.09	302,036	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2000 Heated Area: 1796 HX Base Yr 2000



286 SW DELAWARE WAY, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		220,486
TOTAL MARKET OB/XF VALUE		5,150
TOTAL LAND VALUE - MARKET		32,400
TOTAL MARKET VALUE		258,036
SOH/AGL Deduction		99,679
ASSESSED VALUE		158,357
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		107,635
TOTAL JUST VALUE		258,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,057

SALE:2:1: REAL ESTATE BROKER

SALE:1:1: LOT 25, UNIT 10, THREE RIVERS ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30731	MAINT/ALTR	110	02/22/2012
14132	SFR	260	06/12/1998
12695	PUMP/UTPOL	30	06/24/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0759/1635	3/25/1992	WD	Q	V		4,800
GRANTOR: SUSAN JOHNSON						
GRANTEE: WILLIE DENBY						
0745/1483	4/26/1991	WD	U	V	12	2,500
GRANTOR: MCELVAIN ELDON						
GRANTEE: SUSAN JOHNSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S44 E3 D2 R2 E4 R2 U2 E3 FOP= E40 N8 W40 S8$N8 E40 N4 E2 FGR= E28 N24 W28S24$ N24 W2 FOP= N8 W40 S8 E40$ W40 N8$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC,PAVMT	0	100	20	20	400.00	UT	1.50	1.50	100	1998	1998	3	100	600	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	3,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 5,150

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		00	0.00	0.00	2.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	32,400							

REVIEW DATE 03/10/2021 BY BC Total Acres: 1.82 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 11/21/2025 BY SYS