LOT 61 UNIT 10 THREE RIVERS ESTA
WD 1063-1461, WD 1066-1489, WD 1

NELSON MARK P/NELSON SUSAN H
112 GENTIAN RDST AUGUSTINE FL
ST AUGUSTINE, FL 32086

2026

00-00-00-00790-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

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

965 SW WASHINGTON 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	0
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	28,200
SOH/AGL Deduction	2,283
ASSESSED VALUE	25,917
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,917
TOTAL JUST VALUE	28,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051298	Electrical Servic	0	10/29/2024
36840	TR/TRAILER	257	06/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/0674	8/24/2017	WD	Q	V	01	13,500
GRANTOR: PAULETTE LORD						
GRANTEE: MARK P & SUSAN H NE						
1283/1265	10/23/2014	WD	U	V	37	18,000
GRANTOR: DOUGLAS F SMITH						
GRANTEE: PAULETTE LORD						

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
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 12/06/2024 BY tommy Total Acres: 0.93 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/21/2025 BY SYS