LOT 5 UNIT 11 THREE RIVERS ESTAT
330-523, WD 1017-2015,

ANDERSEN LARS W/ANDERSEN PATRICIA
595 SW RIVERSIDE AVE
FORT WHITE, FL 32038

2026

00-00-00-00842-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

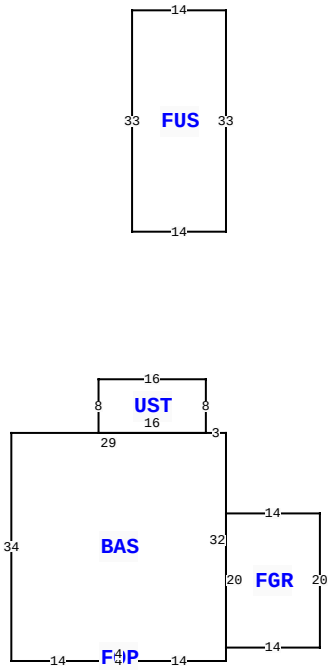
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.11 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,084	100		1,084	103,816
FGR	280	55		154	14,749
FOP	4	30		1	96
FUS	462	100		462	44,246
UST	128	45		58	5,555
TOTALS	1,958			1,759	168,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,759	131.5545	147.34	259,171	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 1546 HX Base Yr 2010



595 SW RIVERSIDE AVE, 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		168,461
TOTAL MARKET OB/XF VALUE		3,040
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		189,501
SOH/AGL Deduction		85,510
ASSESSED VALUE		103,991
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,269
TOTAL JUST VALUE		189,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045063	Roof Replacement	20,000	07/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1017/2015	6/02/2004	WD	Q	I		116,000

GRANTOR: JULIA M HASKINS
GRANTEE: LARS W & PATRICIA A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W3 W29 S34 E14 N1 E4 S1 E14 N2 N32 $
FUS=[ORIG=0,-30] N33 W14 S33 E14 $
FGR=[ORIG=0,32] E14 N20 W14 S20 $
UST=[ORIG=-3,0] N8 W16 S8 E16 $
FOP=[ORIG=-18,34] E4 N1 W4 S1 $
.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0166	CONC,PAVMT	0	100	10	22	220.00	UT	2.00	2.00	100	1993	1993	3	100	440	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,040

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		A-1	87.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 08/23/2022 BY JS Total Acres: 0.83 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/26/2025 BY SYS