LOT 8AA SEC 11 THREE RIVERS ESTA

217-337, WD 1351-247, LE 1352-11

CASON HELEN
345 SW RIVERSIDE AVE
FORT WHITE, FL 32038

2026

00-00-00-00845-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

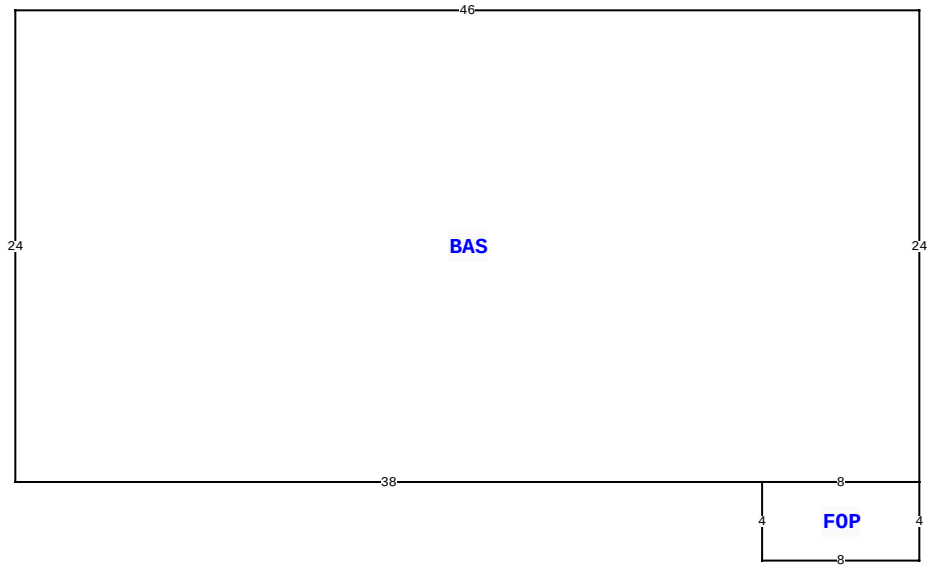
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	100000.11	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	89,764
FOP	32	30		10	813
TOTALS	1,136			1,114	90,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,114	111.6900	125.09	139,350	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1104 HX Base Yr



345 SW RIVERSIDE 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		90,578
TOTAL MARKET OB/XF VALUE		466
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		109,044
SOH/AGL Deduction		61,346
ASSESSED VALUE		47,698
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		17,698
TOTAL JUST VALUE		109,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/1148	1/29/2018	LE	U	I	11	100
GRANTOR: HELEN CASON (LIFE EST						
GRANTEE: SANDRA WEBB & ETAL						
1351/0247	12/14/2017	WD	U	I	11	100
GRANTOR: THREE RIVERS ESTATE I						
GRANTEE: HELEN CASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S24 E38 FOP= S4 E8N4 W8$ E8 N24$.

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	100	13	16	1.00	UT	0.00	0.00	100	0	0	3	100	239	
2	0258	PATIO	0	100	12	17	1.00	UT	0.00	0.00	100	0	0	3	100	227	

LAND DESCRIPTION

TOTAL OB/XF 466

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	86.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 01/14/2016 BY DF Total Acres: 0.94 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/26/2025 BY SYS