LOT 12 UNIT 11 THREE RIVERS ESTA

358-157, 583-184, 884-988, 952-6

STANLEY WAYNE D
13136 LAKEWIND CIRCLE
CLERMONT, FL 34711

2026

00-00-00-00847-000

BUILDING CHARACTERISTICS

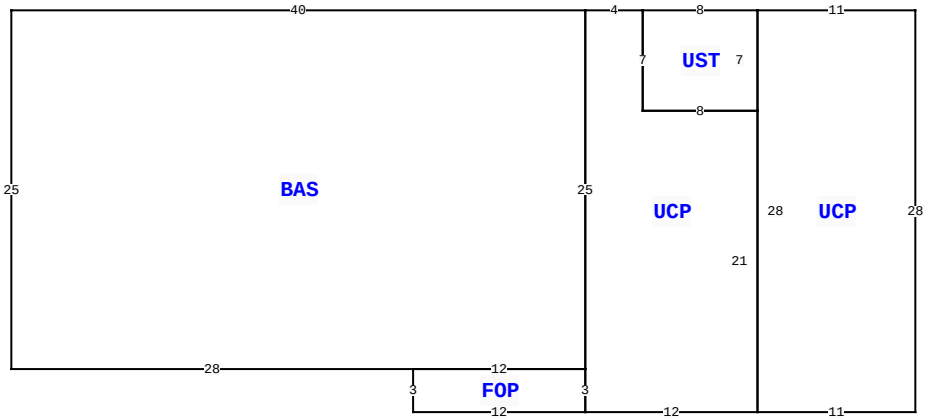
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	1,000	100		1,000	82,797
FOP	36	30		11	911
UCP	280	20		56	4,636
UCP	308	20		62	5,134
UST	56	45		25	2,070
TOTALS	1,680			1,154	95,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,154	113.7300	127.38	146,997	1961	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1000 HX Base Yr



709 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	95,548
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	113,548
SOH/AGL Deduction	0
ASSESSED VALUE	113,548
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,548
TOTAL JUST VALUE	113,548
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1452/734	11/02/2021	QC	U	I	11	100
GRANTOR: WILKERSON SHELDA S FK						
GRANTEE: STANLEY WAYNE D						
1239/2055	8/03/2012	WD	U	I	11	100
GRANTOR: EVELYN J JOHNSON & SH						
GRANTEE: SHELDA S WILKERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S25 E28 FOP= S3 E12 N3 W12$ E12 UCP= S3 E12 UCP= E11 N28 W11 S28$ N21 UST= N7 W8 S7 E8$ W8 N7W4 S25$ N25 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		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: 0.95 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/27/2025 BY SYS