LOTS 29 & 30 UNIT 11 THREE RIVER
472-495, 687-818, 796-2133, 968-

PARK RICHARD/PARK JOAN
5112 W PLATT ST
TAMPA, FL 33609

2026

00-00-00-00854-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

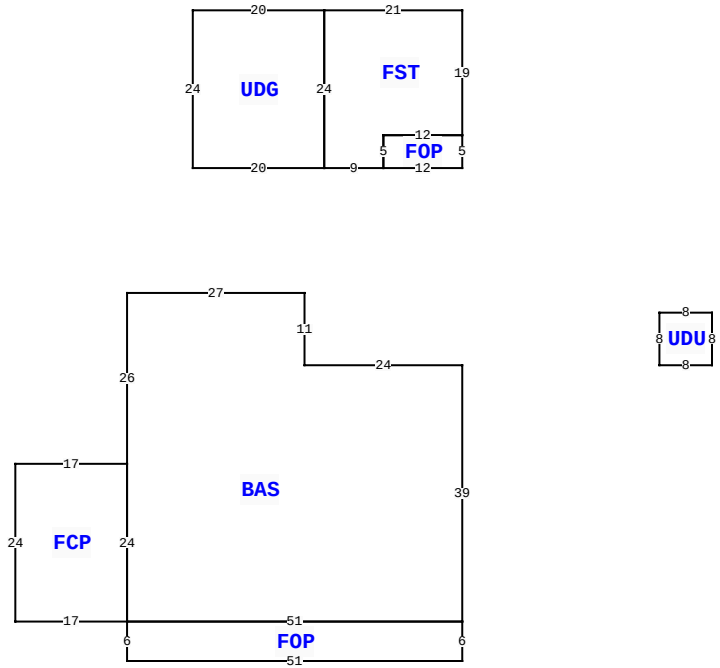
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.11 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,286	100		2,286	280,268
FCP	408	25		102	12,506
FOP	60	30		18	2,207
FOP	306	30		92	11,279
FST	444	55		244	29,915
UDG	480	55		264	32,367
UDU	64	55		35	4,291
TOTALS	4,048			3,041	372,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,041	117.7050	131.83	400,895	2018	2018	0	0	0	7.00	93.00

2 SINGLE FAM 0% - 0 Heated Area: 2286 HX Base Yr



979 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	372,832
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	32,400
TOTAL MARKET VALUE	405,332
SOH/AGL Deduction	0
ASSESSED VALUE	405,332
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	405,332
TOTAL JUST VALUE	405,332
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	409,341

LAND:1:1: LOTS 29 AND 30 UNIT 11 THREE RIVER EST

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40835	ELECTRICAL	0	11/02/2020
36274	SFR	0	01/31/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0968/2414	11/18/2002	WD	Q	I		122,500
GRANTOR: KOZIOL						
GRANTEE: RICHARD & JOAN PARK						
0796/2133	10/17/1994	WD	U	I	12	109,000
GRANTOR: NORMAN J & LORRAINE J						
GRANTEE: WALTER R & ANNE E K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 N11 W27 S26 S24 E51 N39 $
UDG=[ORIG=-21,-54] W20 S24 E20 N24 $
FST=[ORIG=0,-35] N19 W21 S24 E9 N5 E12 $
FCP=[ORIG=-51,15] W17 S24 E17 N24 $
FOP=[ORIG=-51,39] S6 E51 N6 W51 $
UDU=[ORIG=30,0] E8 N8 W8 S8 $
FOP=[ORIG=0,-30] N5 W12 S5 E12 $
.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	0		A-1	170.00	0.00	2.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	32,400							

REVIEW DATE 01/26/2021 BY BC Total Acres: 1.82 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 11/27/2025 BY SYS