LOT 52 UNIT 11 THREE RIVERS ESTA
783-815, DC 1237-1901, WD 1281-6

BECK NICHOLAS
744 SW WASHINGTON AVE
FORT WHITE, FL 32038

2026

00-00-00-00857-052

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
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

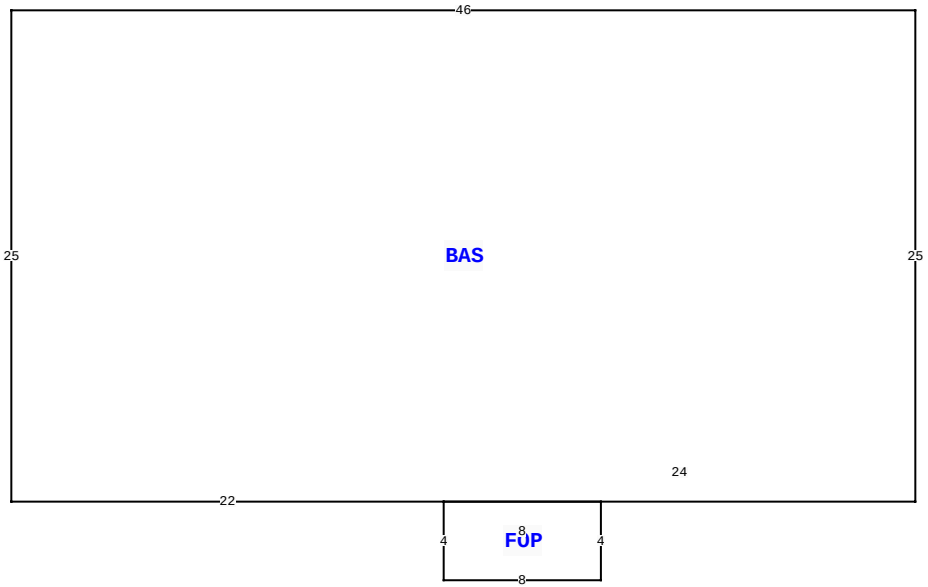
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.11	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100		1,150	144,879
FOP	32	30		10	1,260
TOTALS	1,182			1,160	146,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,160	124.9857	139.98	162,377	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2022 Heated Area: 1150 HX Base Yr 2022



744 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		146,139
TOTAL MARKET OB/XF VALUE		1,572
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		167,711
SOH/AGL Deduction		12,455
ASSESSED VALUE		155,256
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,534
TOTAL JUST VALUE		167,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051268	Roof Replacement	9,800	10/25/2024
32766	SFR	381	03/12/2015
7127	M H	60	05/06/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/633	1/15/2021	WD	Q	I	01	210,000
GRANTOR: BAGLEY PHILIP J						
GRANTEE: BECK NICHOLAS						
1313/1421	4/18/2016	WD	U	V	11	100
GRANTOR: VERA DANIELS						
GRANTEE: PHILLIP J & LINDA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W46 S25 E22 E24 N25 $
FOP=[ORIG=-24,25] S4 E8 N4 W8 $
.

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	10	14	140.00	UT	9.00	9.00	100	2015	2015	3	100	1,260	
2	0166	CONC,PAVMT	0	100	0	0	156.00	UT	2.00	2.00	100	2015	2015	3	100	312	

LAND DESCRIPTION

TOTAL OB/XF 1,572

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 11/25/2024 BY JS Total Acres: 0.87 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/28/2025 BY SYS