LOTS 72 & 73 UNIT 11 THREE RIVER
420-481, 394-463, 527-651, DC 84

O'BRIAN TRACI HARVILL
414 SW WASHINGTON AVE
FORT WHITE, FL 32038

2026

00-00-00-00861-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
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

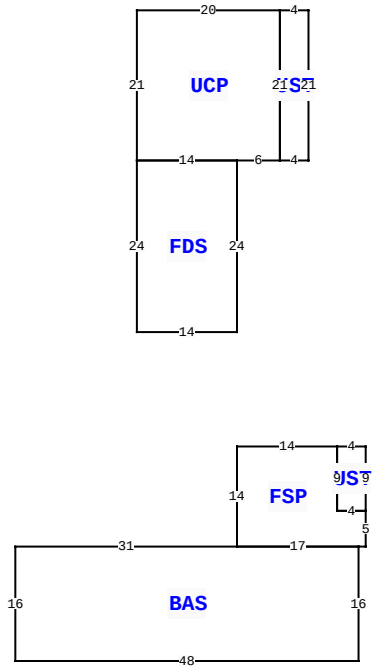
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.11 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	59,310
FDS	336	60		202	15,600
FSP	216	40		86	6,642
UCP	420	20		84	6,487
UST	36	45		16	1,236
UST	84	45		38	2,935
TOTALS	1,860			1,194	92,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,194	106.0800	118.81	141,859	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 768 HX Base Yr



414 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	92,208
TOTAL MARKET OB/XF VALUE	8,900
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	141,108
SOH/AGL Deduction	0
ASSESSED VALUE	141,108
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,108
TOTAL JUST VALUE	141,108
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054048	Roof Replacement	7,000	09/15/2025
000050591	Electrical Servic	0	08/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/1668	3/23/2022	WD	Q	I	01	150,000
GRANTOR: DAILEY LAURA J						
GRANTEE: O'BRIAN TRACI HARVI						
1180/1711	8/17/2009	WD	Q	I	01	115,000
GRANTOR: MICHAEL, MILDRED, JOH						
GRANTEE: LAURA J DAILEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W31 S16 E48 N16 W17 $
UCP=[ORIG=0,-54] E6 N21 W20 S21 E14 $
FDS=[ORIG=0,-30] N24 W14 S24 E14 $
FSP=[ORIG=17,0] E1 N5 W4 N9 W14 S14 E17 $
UST=[ORIG=6,-54] E4 N21 W4 S21 $
UST=[ORIG=18,-5] N9 W4 S9 E4 $
.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	0.00	0.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 12/06/2024 BY tommy Total Acres: 1.80 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/28/2025 BY SYS