

LOT 74 UNIT 11 THREE RIVERS ESTA
526-418, 755-2089, 862-620, WD 1

RAYNOR THOMAS/RANTOR JULIE
378 SW WASHINGTON DR
FORT WHITE, FL 32038

2026

00-00-00-00862-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	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	912	100		912	113,533
FOP	296	30		89	11,079
FST	247	55		136	16,930
UCP	418	20		84	10,457
UST	247	45		111	13,818
TOTALS	2,120			1,332	165,818

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
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS

1 SFR PILING 0% - 2025

Heated Area: 912

HX Base Yr

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/30/2024 MLU

378 SW WASHINGTON AVE, FORT WHITE

TOTAL OB/XF														
100														

COLUMBIA COUNTY PROPERTY			
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3			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		165,818	
TOTAL MARKET OB/XF VALUE		100	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		185,918	
SOH/AGL Deduction		0	
ASSESSED VALUE		185,918	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		185,918	
TOTAL JUST VALUE		185,918	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		187,991	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048521	Roof Replacement	9,000	10/27/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1510/1333	3/05/2024	WD	Q	I	01	235,000	
GRANTOR: EVANS MARY JO							
GRANTEE: RAYNOR THOMAS							
1180/1714	8/28/2009	WD	Q	I	01	125,000	
GRANTOR: MICHAEL & MILDRED YEA							
GRANTEE: MARY JO EVANS & JAM							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[ORIG=0,0] W24 S20 S18 E24 N38 \$														
UCP=[ORIG=10,0] E11 N19 N19 W11 S38 \$														
FOP=[ORIG=-24,20] W4 S26 E28 N8 W24 N18 \$														
UST=[ORIG=21,0] E13 N19 W13 S19 \$														
FST=[ORIG=21,-19] E13 N19 W13 S19 \$														