LOT 84 SEC 11 THREE RIVERS ESTAT
432-157, 817-1069, 902-430, DC 1

3RIVERSESCAPE LLC
1855 SW PALOMA CT
LAKE CITY, FL 32025

**2026**

**00-00-00-00864-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

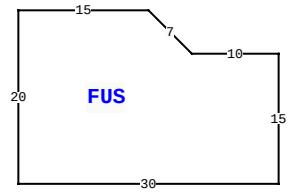
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 60 |
| Exterior Wall | 15 | CONC BLOCK 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 04 | 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 100000.11 | 1.00/ |

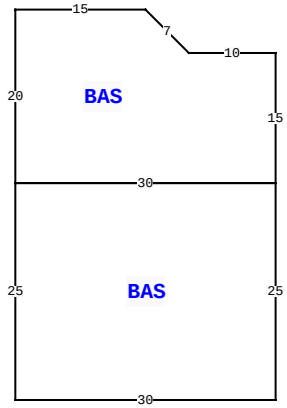
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 538 | 100 | | 538 | 33,015 |
| BAS | 750 | 100 | | 750 | 46,025 |
| FUS | 538 | 100 | | 538 | 33,015 |
| TOTALS | 1,826 | | | 1,826 | 112,055 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,826 | 84.2927 | 94.41 | 172,393 | 1996 | 1996 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1826 HX Base Yr




210 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 | 112,055 |
| TOTAL MARKET OB/XF VALUE | 4,376 |
| TOTAL LAND VALUE - MARKET | 20,000 |
| TOTAL MARKET VALUE | 136,431 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 136,431 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 136,431 |
| TOTAL JUST VALUE | 136,431 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 136,431 |

SALE:1:1: LOT 84 UNIT 11 THREE RIVERS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 10762 | SFR | 140 | 02/15/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1351/1046 | 1/10/2018 | WD | U | I | 31 | 150,000 |
| GRANTOR: JLEFT LLC | | | | | | |
| GRANTEE: 3RIVERSESCAPE LLC | | | | | | |
| 1331/0983 | 1/31/2017 | WD | U | I | 12 | 45,500 |
| GRANTOR: THE BANK OF NEW YORK | | | | | | |
| GRANTEE: JLEFT LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W30 S25 E30 N25 $
BAS=[ORIG=0,0] N15 W10 U5L5 W15 S20 E30 $
FUS=[ORIG=40,-30] N15 W10 U5L5 W15 S20 E30 $
.

## 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 | 1996 | 1996 | 3 | 100 | 1,200 | |
| 2 | 0040 | BARN,POLE | 0 | 0 | 33 | 24 | 792.00 | UT | 3.00 | 3.00 | 100 | 2006 | 2006 | 3 | 100 | 2,376 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,376

| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 20,000 | | | | | | | |

REVIEW DATE 06/18/2001 BY JS Total Acres: 0.90 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/28/2025 BY SYS