LOT 3 UNIT 12 THREE RIVERS ESTAT

591-243, 685-189, WD 1022-1054,

LEWIS CHRISTOPHER B
534 SW CALIFORNIA TERR
FORT WHITE, FL 32038

2026

00-00-00-00864-203

BUILDING CHARACTERISTICS

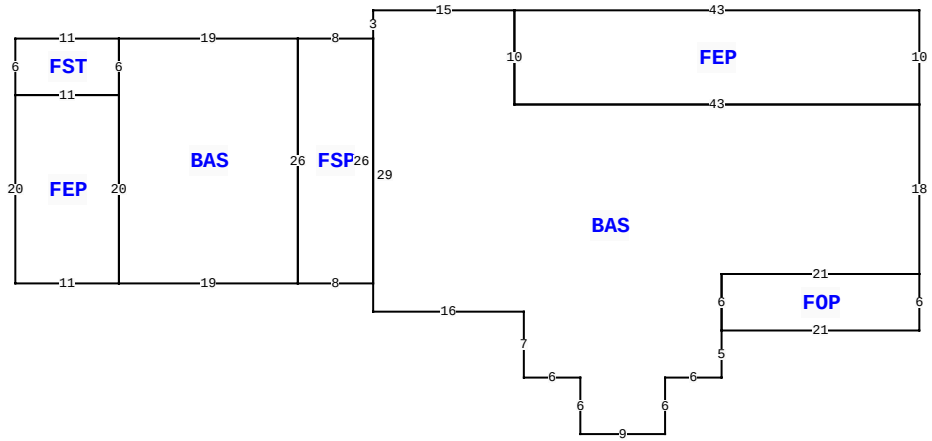
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	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	100000.12	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	494	100		494	40,115
BAS	1,543	100		1,543	125,299
FEP	220	80		176	14,292
FEP	430	80		344	27,934
FOP	126	30		38	3,086
FSP	208	40		83	6,740
FST	66	55		36	2,923
TOTALS	3,087			2,714	220,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,714	111.5436	124.93	339,060	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2037 HX Base Yr



534 SW CALIFORNIA TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

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	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	3.00	100	1993	1993	3	100	1,080	
3	0294	SHED WOOD/	0	0	14	20	280.00	UT	5.00	5.00	100	1993	1993	3	100	1,400	
4	0251	LEAN TO W/	0	0	10	40	400.00	UT	3.50	3.50	75	2015	2015	3	75	1,050	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	220,389
TOTAL MARKET OB/XF VALUE	4,730
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	252,119
SOH/AGL Deduction	0
ASSESSED VALUE	252,119
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,119
TOTAL JUST VALUE	252,119
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043490	Roof Replacement	19,682	01/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1302/1956	10/15/2015	WD	Q	I	01	115,000
GRANTOR: JAMES L & SUSAN B WYA						
GRANTEE: CHRISTOPHER B LEWIS						
1272/2586	4/11/2014	WD	U	I	14	100
GRANTOR: MARJORIE ADCOCK WYATT						
GRANTEE: JAMES L & SUSAN B W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S3 FSP= W8 BAS= W19 FST= W11 S6 E11 N6$ S6 FEP= W11 S20 E11 N20 $ S20 E19N26$ S26 E8 N26$ S29 E16 S7 E6S6 E9 N6 E6 N5 FOP= E21 N6 W21 S6$ N6 E21 N18 FEP= N10 W43 S10 E43$ W43 N10$.

LAND DESCRIPTION

TOTAL OB/XF 4,730

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.50	18,000.00	27,000.00	27,000							

REVIEW DATE 04/22/2022 BY JS Total Acres: 1.09 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 11/28/2025 BY SYS