LTS 1 & 2 UNIT 12 THREE RIVER ES
792-1207,1208, 966-2586, 994-113

SHOBE MICHAEL LARUE
P O BOX 577
FORT WHITE, FL 32038-0577

2026

00-00-00-00865-002

BUILDING CHARACTERISTICS

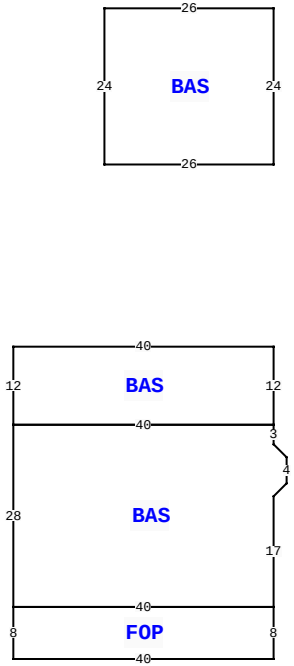
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	07	07
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	480	100		480	48,707
BAS	624	100		624	63,319
BAS	1,132	100		1,132	114,867
FOP	320	30		96	9,741
TOTALS	2,556			2,332	236,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,332	129.4271	144.96	338,047	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2003 Heated Area: 2236 HX Base Yr 2003



563 SW BRIDGE LN, 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
2	0070	CARPORT UF	0	100	20	20	400.00	UT	3.00	3.00	100	1995	1995	3	100	1,200	
3	0263	PRCH,USP	0	100	20	30	600.00	UT	4.00	4.00	100	1995	1995	3	100	2,400	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		236,633
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		32,400
TOTAL MARKET VALUE		276,833
SOH/AGL Deduction		93,052
ASSESSED VALUE		183,781
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,059
TOTAL JUST VALUE		276,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,213

SALE:2:1: LOT 2 UNIT 12 THREE RIVERS

SALE:1:1: LOT 2 UNIT 12 THREE RIVERS ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0994/1131	8/06/2003	WD	Q	I	01	27,900
GRANTOR: FRANCIS						
GRANTEE: SHOBE						
0966/2586	11/04/2002	WD	Q	I		159,900
GRANTOR: HOWARD						
GRANTEE: SHOBE & FRANCIS (JT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S28 E40 N17 U2R2 N4 U2L2 N3 $
BAS=[ORIG=0,-40] N24 W26 S24 E26 $
BAS=[ORIG=0,0] N12 W40 S12 E40 $
FOP=[ORIG=-40,28] S8 E40 N8 W40 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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		00	0.00	0.00	2.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	32,400							

REVIEW DATE 02/08/2016 BY DF Total Acres: 1.63 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 11/28/2025 BY SYS