LOT 7 UNIT 12 THREE RIVERS ESTAT
682-208, PR 1211-842, PB 1213-26

HOWELL JOHN D/HOWELL PAMELIA
8058 SW COUNTRY ROAD 240
LAKE CITY, FL 32024

2025

00-00-00-00867-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

416 SW CALIFORNIA TER, 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	0
TOTAL MARKET OB/XF VALUE	11,550
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	29,550
SOH/AGL Deduction	3,489
ASSESSED VALUE	26,061
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,061
TOTAL JUST VALUE	29,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,550

LAND:1:1: LOW AREA ON LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1403/0240	1/09/2020	WD	Q	I	01	7,000
GRANTOR: ROBERT A BOLAND						
GRANTEE: JOHN & PAMELIA HOWE						
1311/2201	3/21/2016	WD	Q	V	01	5,000
GRANTOR: KRYSTA BROWN						
GRANTEE: ROBERT A BOLAND						

BUILDING NOTES

BUILDING DIMENSIONS

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,700	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,700	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	100	1,150	

LAND DESCRIPTION

TOTAL OB/XF 11,550

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	0700	C	MISC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 12/02/2020 BY JB Total Acres: 0.94 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 08/25/2025 BY SYS