LOT 13 UNIT 12 THREE RIVERS ESTA
669-162, 780-97, 791-1662, 891-7

WILDER CHARLES E/WILDER SUSAN D
256 SW CALIFORNIA TERRACE
FORT WHITE, FL 32038

2026

00-00-00-00870-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

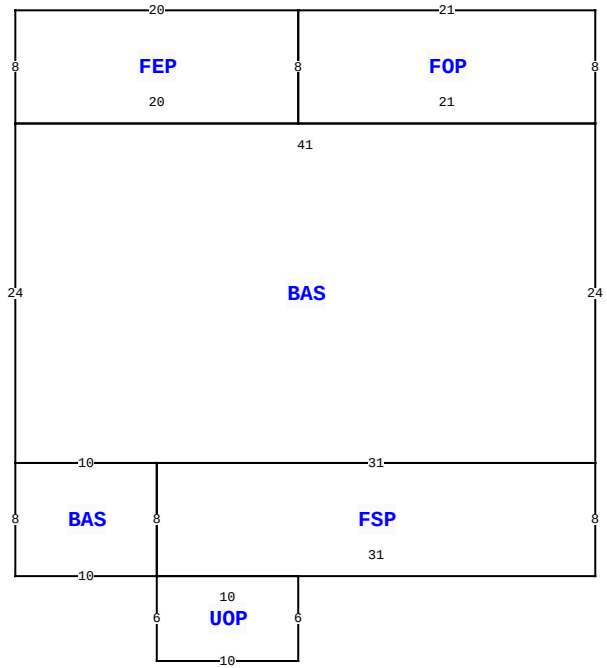
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	80	100		80	6,512
BAS	984	100		984	80,090
FEP	160	80		128	10,418
FOP	168	30		50	4,070
FSP	248	40		99	8,058
UOP	60	20		12	977
TOTALS	1,700			1,353	110,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,353	111.8000	125.22	169,423	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1064 HX Base Yr 2000



256 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		110,125
TOTAL MARKET OB/XF VALUE		3,300
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		131,425
SOH/AGL Deduction		58,148
ASSESSED VALUE		73,277
TOTAL EXEMPTION VALUE	HX HB SX	73,277
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		131,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,425

SALE:3:1: HAS WELL & SEPTIC TANK

SALE:2:1: LOT 13 UNIT 12 THREE RIVERS

SALE:1:1: LOT 13 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
1395/0155	9/23/2019	LE	U	I	14	100

GRANTOR: CHARLES E & SUSAN D W

GRANTEE: C WILDER, D HERRCK

0891/0077	10/29/1999	WD	Q	I		60,000

GRANTOR: STALNAKER

GRANTEE: WILDER'S

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S24 BAS= S8 E10 N8 W10$ E10 FSP= S8 UOP= S6 E10 N6 W10$ E31 N8 W31$ E31 N24$ FOP= N8 W21 FEP= W20 S8 E20 N8$ S8 E21$.

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	0296	SHED METAL	0	100	11	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0060	CARPORT F	0	100	20	25	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 3,300

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	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/08/2016 BY DF Total Acres: 0.94 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/28/2025 BY SYS