LOT 41 UNIT 12 THREE RIVERS ESTA
853-857, 917-1201, 934-1665, 981

CRAIG SARAH L
164 SW RENO WAY
FORT WHITE, FL 32038

2025

00-00-00-00888-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

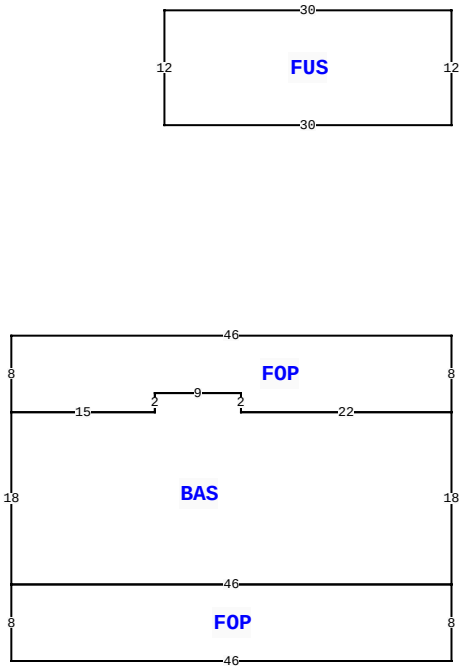
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	846	100		846	80,256
FOP	350	30		105	9,961
FOP	368	30		110	10,435
FUS	360	100		360	34,151
TOTALS	1,924			1,421	134,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,421	126.4200	141.59	201,199	1991	1991	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2014 Heated Area: 1206 HX Base Yr 2014



164 SW RENO WAY, 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		134,803
TOTAL MARKET OB/XF VALUE		2,700
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		155,503
SOH/AGL Deduction		63,331
ASSESSED VALUE		92,172
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,450
TOTAL JUST VALUE		155,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1261/0763	9/11/2013	WD	Q	I	01	95,000
GRANTOR: GEORGE L HORNE						
GRANTEE: SARAH L CRAIG						
0981/2450	4/28/2003	WD	Q	I		72,500
GRANTOR: IDA A MOORE						
GRANTEE: GEORGE L & MARTHA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W22 N2 W9 S2 W15 S18 E46 N18 $
FOP=[ORIG=-46,18] S8 E46 N8 W46 $
FUS=[ORIG=0,-30] N12 W30 S12 E30 $
FOP=[ORIG=0,0] N8 W46 S8 E15 N2 E9 S2 E22 $
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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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1991	1991	3	100	1,200	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,700

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 02/08/2015 BY DF Total Acres: 0.93 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 08/28/2025 BY SYS