LOTS 15 & 16 UNIT 14 THREE RIVER
816-1896, 923-1886, 980-790, CT

CARMAN MICHAEL S/CARMAN MARY B
670 SW BRIDGE LN
FORT WHITE, FL 32038

2026

00-00-00-00900-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

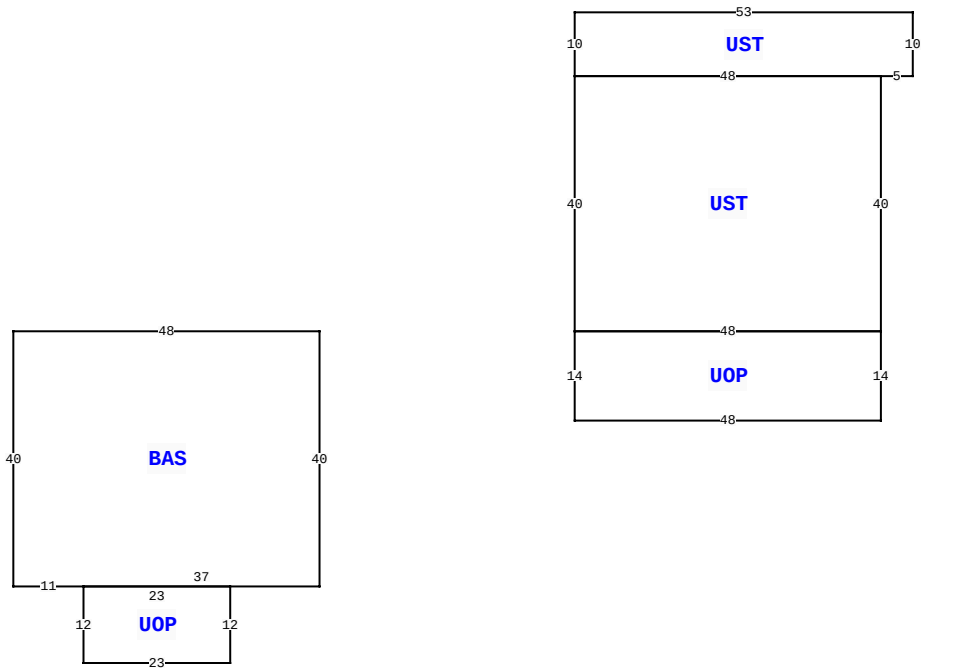
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.14	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	134,150
UOP	276	20		55	3,843
UOP	672	20		134	9,362
UST	530	45		238	16,629
UST	1,920	45		864	60,368
TOTALS	5,318			3,211	224,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,211	83.1744	93.16	299,137	2004	2004	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2018 Heated Area: 1920 HX Base Yr 2018



670 SW BRIDGE LN, 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		224,353
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		261,853
SOH/AGL Deduction		98,703
ASSESSED VALUE		163,150
TOTAL EXEMPTION VALUE	HX HB SX DX	105,722
BASE TAXABLE VALUE		57,428
TOTAL JUST VALUE		261,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1261/0384	8/20/2013	WD	U	I	12	40,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: MICHAEL S & MARY B						
1261/0382	8/20/2013	QC	U	I	11	100
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: THE BANK OF NEW YOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S40 E11 E37 N40 $
UST=[ORIG=40,0] E48 N40 W48 S40 $
UOP=[ORIG=40,0] S14 E48 N14 W48 $
UST=[ORIG=88,-40] E5 N10 W53 S10 E48 $
UOP=[ORIG=-37,40] S12 E23 N12 W23 $
.

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	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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		A-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	36,000							

REVIEW DATE 02/09/2016 BY DF Total Acres: 2.89 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 09/09/2025 BY SYS