

LOTS 30 & 31 UNIT 14 THREE RIVER
827-2227, QC 1454-1033

KELLEY MICHAEL SHAWN/KELLEY MELANIE LORRAINE
711 SW CALIFORNIA TER
FORT WHITE, FL 32038

2026

00-00-00-00909-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

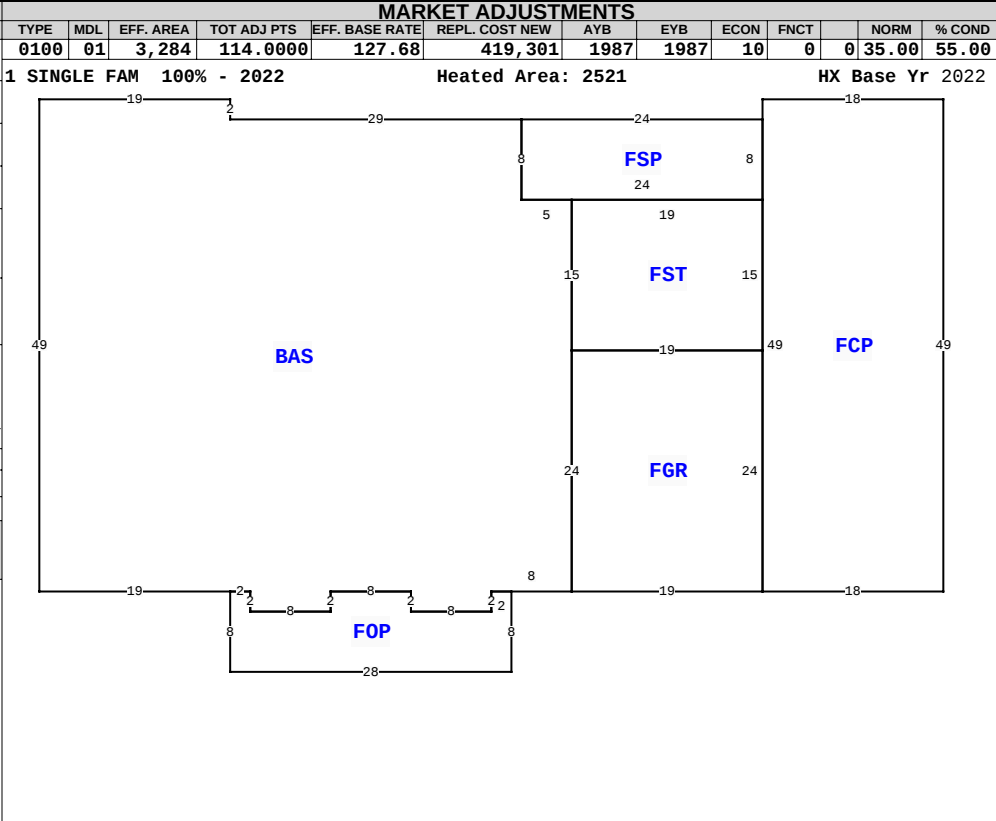
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		02
NEIGHBORHOOD/LOC	100000.14	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,521	100		2,521	177,035
FCP	882	25		220	15,450
FGR	456	55		251	17,626
FOP	192	30		58	4,073
FSP	192	40		77	5,407
FST	285	55		157	11,025

TOTALS	4,528			3,284	230,616
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0 100	12	16	1.00	UT	0.00	0.00
2	0294	SHED WOOD/	0 100	12	16	1.00	UT	0.00	0.00
3	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00
4	0282	POOL ENCL	0 100	0	0	1,000.00	UT	15.00	15.00
5	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00
6	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00
7	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
8	0031	BARN, MT AE	0 100	0	0	1.00	UT	27,420.00	27,420.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	360.00	0.00	2.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF									
50,169									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		230,616	
TOTAL MARKET OB/XF VALUE		50,169	
TOTAL LAND VALUE - MARKET		32,400	
TOTAL MARKET VALUE		313,185	
SOH/AGL Deduction		80,783	
ASSESSED VALUE		232,402	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		181,680	
TOTAL JUST VALUE		313,185	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		313,185	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041696	Storage Building	21,099	04/08/2021
7599	POOL	10,000	09/16/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1454/1033	11/29/2021	QC	U	I	11
GRANTOR: ZAWOY ROBERT & R CHAR					
GRANTEE: KELLEY MICHAEL SHAW					
0556/0545	2/01/1985	WD	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS= W29 N2 W19 S49 E19 FOP= S8 E28 N8 W2 S2 W8 N2 W8 S2 W8N2 W2\$ E2 S2 E8 N2 E8 S2 E8 N2E8 FGR= E19 FCP= E18 N49 W18 S49\$ N24 W19S24\$ N24 FST= E19 N15 W19 S15\$N15 W5 N8\$FSP= E24 S8 W24 N8\$.					