LOT 36 & 37 UNIT 14 THREE RIVERS
803-182, 892-950, 911-1230, 938-

MOSER GARRY L/MOSER CHLOIE P
559 SW CALIFORNIA TER
FORT WHITE, FL 32038

2026

00-00-00-00909-036

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

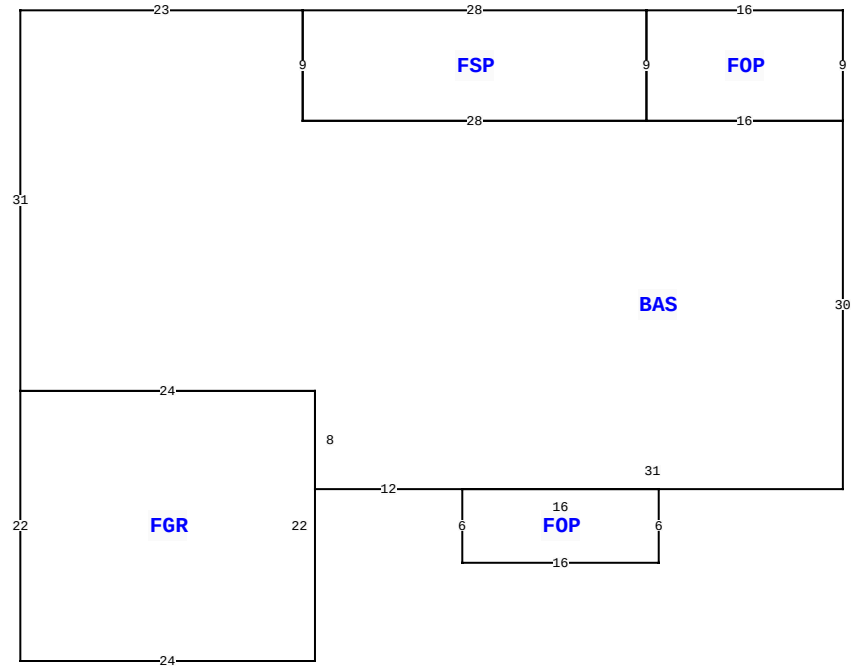
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,025	100		2,025	236,339
FGR	528	55		290	33,846
FOP	96	30		29	3,385
FOP	144	30		43	5,018
FSP	252	40		101	11,788
TOTALS	3,045			2,488	290,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,488	127.0815	142.33	354,117	2006	2006	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2019 Heated Area: 2025 HX Base Yr 2019



559 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		290,376
TOTAL MARKET OB/XF VALUE		24,132
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		341,508
SOH/AGL Deduction		97,571
ASSESSED VALUE		243,937
TOTAL EXEMPTION VALUE	HX HB 13	243,937
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		341,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043637	Swimming Pool and	23,000	02/02/2022
24035	SFR	603	01/12/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/2347	8/01/2018	WD	Q	I	01	239,000
GRANTOR: PAMELA E CURTIS OHL						
GRANTEE: GARRY L & CHLOIE P						
1206/1048	11/15/2010	WD	U	I	11	100
GRANTOR: PAMELA E CURTIS						
GRANTEE: PAMELA E CURTIS & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S31 FGR= S22 E24 N22 W24$ E24 S8 E12 FOP= S6 E16 N6 W16$ E31 N30 FOP= N9 W16 S9 E16$ W16 FSP= N9 W28 S9 E28$ W28 N9$.

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	0031	BARN,MT AE	0	100	24	24	576.00	UT	12.00	12.00	75	2006	2006	3	75	5,184	
2	0166	CONC,PAVMT	0	100	0	0	1,264.00	UT	2.50	2.50	100	2006	2006	3	100	3,160	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,600	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
7	0031	BARN,MT AE	0	100	18	20	360.00	UT	12.00	12.00	75	2015	2015	3	75	3,240	
8	0280	POOL R/CON	0	100	8	15	120.00	UT	70.00	70.00	100	2023	2022		97	8,148	

LAND DESCRIPTION

TOTAL OB/XF 24,132

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	144.00	195.00	1.00	LT		1.00	1.00	0.75	18,000.00	13,500.00	13,500							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	0.75	18,000.00	13,500.00	13,500							

REVIEW DATE 10/12/2022 BY TW Total Acres: 0.64 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 09/11/2025 BY SYS