LOT 41 UNIT 14 THREE RIVERS ESTA
735-151, 738-961, WD 1037-777, W

KASPER CHRISTINE
150 SW VIRGINIA WAY
FORT WHITE, FL 32038

2026

00-00-00-00913-000

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	15	HARDTILE 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

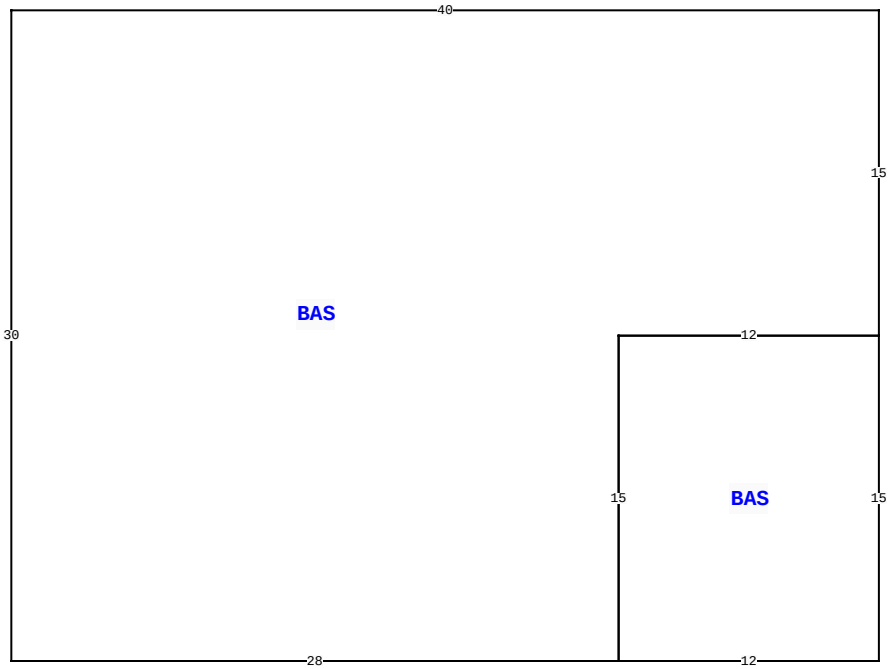
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.14	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	19,971
BAS	1,020	100		1,020	113,171
TOTALS	1,200			1,200	133,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,200	123.8280	138.69	166,428	2008	2008	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2022 Heated Area: 1200 HX Base Yr 2022



150 SW VIRGINIA WAY, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		133,142
TOTAL MARKET OB/XF VALUE		942
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		152,084
SOH/AGL Deduction		18,014
ASSESSED VALUE		134,070
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,348
TOTAL JUST VALUE		152,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,084

SALE:2:1: JOHNSON IS REAL ESTATE AGENT

SALE:1:1: LOT 41, UNIT 14, THREE RIVERS ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25731	ADDN SFR	347	04/19/2007
23742	TR/TRAILER	0	10/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1443/2339	7/26/2021	WD	Q	I	01	135,000
GRANTOR: MASSA RICHARD O						
GRANTEE: KASPER CHRISTINE						
1377/1685	11/23/2018	QC	U	I	11	100
GRANTOR: LILLIAN S CAUSSADE						
GRANTEE: RICHARD O MASSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S30 E28 BAS= E12 N15 W12 S15$ N15 E12 N15$.

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	0166	CONC,PAVMT	0	100	0	0	214.00	UT	3.00	3.00	100	2008	2008	3	100	642	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 942

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	98.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 11/22/2021 BY CP Total Acres: 0.96 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 09/11/2025 BY SYS