LOT 55 UNIT 14 THREE RIVERS ESTA
687-213, 750-625, 750-2048, WD 1

TISON DANA EDWIN
271 SW CALIFORNIA TER
FORT WHITE, FL 32038

2026

00-00-00-00921-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

271 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	0
TOTAL MARKET OB/XF VALUE	8,100
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	26,100
SOH/AGL Deduction	7,765
ASSESSED VALUE	18,335
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,335
TOTAL JUST VALUE	26,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,100

SALE:2:1: CERTIFICATE OF TITLE

SALE:1:1: LOT 55, UNIT 14, THREE RIVERS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1221/0285	9/05/2011	WD	Q	V	01	15,000
GRANTOR: BRIEN H & REBECCA ANN						
GRANTEE: DANA EDWIN TISON						
0750/2048	9/16/1991	WD	Q	I		7,500
GRANTOR: POPE-BYNUM						
GRANTEE: BRIEN MATHEWS						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,100

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	9901	C	AC/XFOB	0		A-1	81.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 12/01/2022 BY JD Total Acres: 0.89 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 09/12/2025 BY SYS