

LOT 17 UNIT 17 THREE RIVERS ESTA
420-269, WD 1032-2457, WD 1038-1

BROCKWAY ALBERT/REUTER ANGELA DAWN
1092 SW CENTRAL TER
FORT WHITE, FL 32038

2026

00-00-00-00943-001


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																			
															VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 18,000 TOTAL MARKET VALUE 18,000 SOH/AGL Deduction 0 ASSESSED VALUE 18,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 18,000 TOTAL JUST VALUE 18,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 18,000																			
DOR CODE			0000 VACANT														PERMIT NUM 000049847 New Residential C 280,741 05/17/2024 000049800 Right-of-Way Acce 05/14/2024 38473 MAINT/ALTR 75 08/15/2019																	
MAP NUM			MKT AREA														SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1513/536</td> <td>4/23/2024</td> <td>QC U</td> <td>V</td> <td>11</td> <td></td> <td>0</td> </tr> </tbody> </table>				OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1513/536	4/23/2024	QC U	V	11		0
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																												
1513/536	4/23/2024	QC U	V	11		0																												
NEIGHBORHOOD/LOC			100000.17 1.00/														GRANTOR: REUTER ANGELA DAWN GRANTEE: BROCKWAY ALBERT 1508/1028 2/20/2024 QC U V 11 100 GRANTOR: DENCE WENONAH J GRANTEE: REUTER ANGELA DAWN																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												BUILDING NOTES																	
																	BUILDING DIMENSIONS																	

EXTRA FEATURES																TOTALS							
L N	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							
1108 SW CENTRAL TER, FORT WHITE																BLD DATE XF DATE INC DATE				LGL DATE LAND DATE AG DATE 04/30/2024 MLU			

LAND DESCRIPTION																TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	0000	C	VAC RES	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000									