LOT 8 UNIT 18 THREE RIVERS ESTAT

WD 1007-81, WD 1017-2468, WD 133

ALLEN ANDREA
233 SW WASHINGTON AVE
FORT WHITE, FL 32038

2025

00-00-00-01038-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

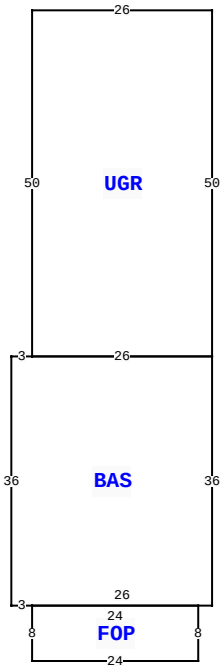
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.18	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100		1,044	109,172
FOP	192	30		58	6,065
UGR	1,300	45		585	61,174
TOTALS	2,536			1,687	176,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,687	100.9400	113.05	190,715	2018	2018	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1044 HX Base Yr 2019



233 SW WASHINGTON AVE, 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		176,411
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		204,811
SOH/AGL Deduction		68,619
ASSESSED VALUE		136,192
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,470
TOTAL JUST VALUE		204,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40351	GENERATOR	0	08/13/2020
35398	SFR	909	06/06/2017
35190	PUMP/UTPOL	50	04/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1515/825	5/17/2024	LE	U	I	14	100
GRANTOR: ALLEN ANDREA P						
GRANTEE: ALLEN ANDREA P (ENH						
1330/0649	1/20/2017	WD	Q	V	01	17,000
GRANTOR: JOHN RIKER UNDERWOOD						
GRANTEE: ANDREA ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 S36 E3 FOP= S8 E24 N8 W24$ E26 N36 W26$ UGR= E26 N50 W26 S50$.

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	0070	CARPORT UF	0	100	20	40	800.00	UT	3.00	3.00	100	2018	2018	3	100	2,400	
2	0070	CARPORT UF	0	100	20	25	500.00	UT	3.00	3.00	100	2018	2018	3	100	1,500	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		75	4,500	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 10/08/2020 BY BC Total Acres: 0.98 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/07/2025 BY SYS