LOT 40 THREE RIVERS ESTATES UNIT
740-1561, 763-734, 790-583, 943-

ANDERSON GREGORY LEE
728 SW ILLINOIS ST
FORT WHITE, FL 32038

2026

00-00-00-01321-040

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

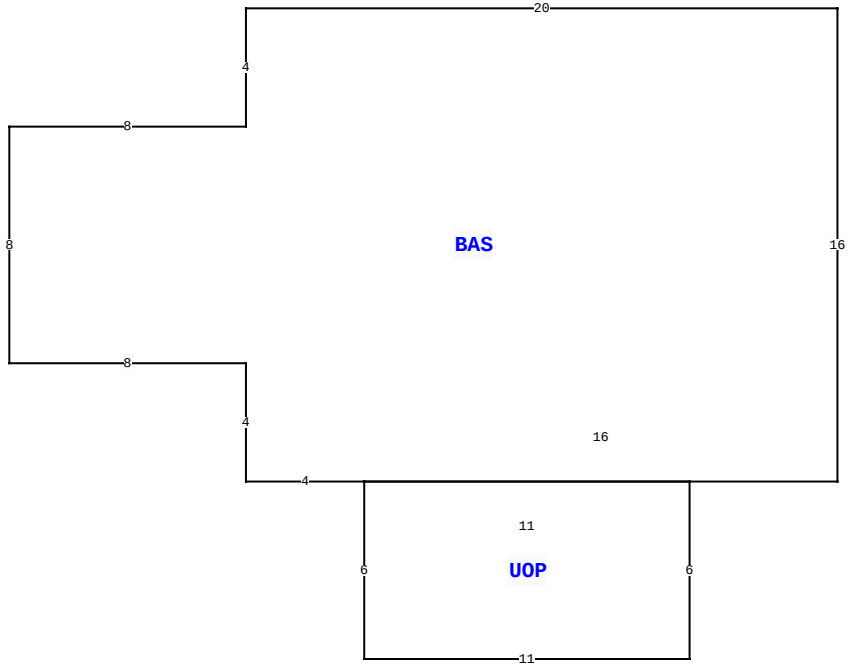
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.21	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	33,385
UOP	66	20		13	1,130
TOTALS	450			397	34,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	397	101.8000	114.02	45,266	2006	2006	0	0	0	23.75	76.25

1 SINGLE FAM 100% - 2010 Heated Area: 384 HX Base Yr 2010



728 SW ILLINOIS ST, 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		34,515
TOTAL MARKET OB/XF VALUE		8,848
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		61,363
SOH/AGL Deduction		26,291
ASSESSED VALUE		35,072
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,072
TOTAL JUST VALUE		61,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043167	Electrical Servic	0	11/15/2021
21788	TR/TRAILER	150	04/26/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1545/1967	7/25/2025	LE	U	I	14	100
GRANTOR: ANDERSON GREGORY LEE						
GRANTEE: ANDERSON LISA NICOL						
1502/2440	11/01/2023	LE	U	I	14	100
GRANTOR: ANDERSON GREGORY LEE						
GRANTEE: ANDERSON GREGORY LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S4 W8 S8 E8 S4 E4 UOP= S6 E11 N6 W11$ E16 N16 $.

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	100	8	12	96.00	UT	14.00	14.00	100	2006	2006	3	100	1,344	
2	0294	SHED WOOD/	0	100	6	6	36.00	UT	14.00	14.00	100	2006	2006	3	100	504	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,848

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		00	0.00	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 JB Total Acres: 1.20 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/18/2025 BY SYS