LOT 64 THREE RIVERS ESTATES UNIT
738-274, DC 905-2431, 967-99, 98

GARLOCK THEODORE PATRICK
234 SW ALBANY TER
FORT WHITE, FL 32038

2025

00-00-00-01333-064

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

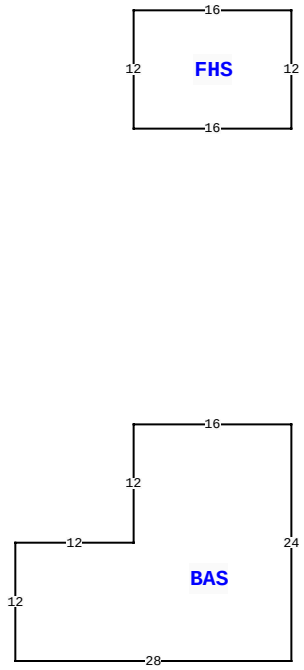
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	04	C ABOVE GD 90
Interior Floo	14	CARPET 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
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	528	100		528	43,854
FHS	192	60		115	9,552
TOTALS	720			643	53,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	643	95.6864	107.17	68,910	2006	2006	0	0	0	22.50	77.50

1 SINGLE FAM – 100% - 2021 Heated Area: 720 HX Base Yr 2021



234 SW ALBANY 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		53,405
TOTAL MARKET OB/XF VALUE		1,150
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		72,555
SOH/AGL Deduction		20,430
ASSESSED VALUE		52,125
TOTAL EXEMPTION VALUE	HX HB	27,125
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		72,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23634	ADDN SFR	150	09/21/2005
22769	M H	150	03/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/0755	4/20/2020	WD	Q	I	01	53,000
GRANTOR: VICTOR SCOTT PEREZ						
GRANTEE: THEODORE PATRICK GA						
0984/1349	1/13/2003	WD	Q	V	03	6,500
GRANTOR: THREE RIVERS ESTATES						
GRANTEE: VICTOR SCOTT PEREZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 S12 W12 S12 E28 N24 $
FHS=[ORIG=0,-30] N12 W16 S12 E16 $
.

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	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	100	1,150	

LAND DESCRIPTION

TOTAL OB/XF 1,150

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 01/27/2016 BY DF Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 07/11/2025 BY SYS