

LOT 70 UNIT 21 THREE RIVERS ESTA
635-616,617, QC 1083-1684, WD 14

SAUNDERS KAREN F
122 SW ALBANY TER
FORT WHITE, FL 32038

2026

00-00-00-01338-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	02	MIN PLYWD 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	100
Bathrooms	1	100
Frame	01	NONE 100
Stories	1.	1. 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0102	01	560	98.0000	60.76	34,026	2024	2024	0	0	0	1.25	98.75	
1 STRG/CONV		100% - 2025			Heated Area: 560					HX Base Yr 2025			
BAS 2025													

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		33,601	
TOTAL MARKET OB/XF VALUE		12,680	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		64,281	
SOH/AGL Deduction		0	
ASSESSED VALUE		64,281	
TOTAL EXEMPTION VALUE		HX HB	39,281
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		64,281	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		64,706	

NEIGHBORHOOD/LOC		100000.21	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100	2025	560	33,601
TOTALS	560			560	33,601

122 SW ALBANY TER, FORT WHITE											INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
1.00	UT	7,000.00	7,000.00	100			3	100	7,000							
100.00	UT	12.00	12.00	100	2024	2023		100	1,200							
560.00	UT	8.00	8.00	100	2024	2023		100	4,480							

LAND DESCRIPTION										TOTAL OB/XF										12,680									
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	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												