

LOT 101 UNIT 21 THREE RIVERS EST
638-666, 676-730, QC 1208-2638,

KIRBY LISA/STEELE TIMOTHY
503 SW TRENTON TERR
FORT WHITE, FL 32038

2025

00-00-00-01359-000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 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	192	100		192	15,404
BAS	384	100		384	30,808
BAS	504	100		504	40,436
BAS	1,554	100		1,554	124,677
FOP	174	30		52	4,172
UOP	72	20		14	1,123
UOP	72	20		14	1,123
TOTALS	2,952			2,714	217,743

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0021	BARN, FR AE	0 100	16	22	1.00	UT	0.00	0.00
2	0166	CONC, PAVMT	0 100	4	40	160.00	UT	1.40	1.40
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	100.00	400.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,714	110.2080	123.43	334,989	1988	1988	0	0	35.00	65.00

1 SINGLE FAM - 100% - 2017Heated Area: 2634HX Base Yr 2017

Floor plan diagram showing building layout with dimensions and area labels (BAS, FOP, UOP).

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		217,743	
TOTAL MARKET OB/XF VALUE		2,636	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		238,739	
SOH/AGL Deduction		107,411	
ASSESSED VALUE		130,968	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		80,246	
TOTAL JUST VALUE		238,379	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		224,778	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1302/0793	9/30/2015	WD	Q	I	01
GRANTOR: THOMAS E WEDDLE					SALE PRICE 130,000
GRANTEE: LISA KIRBY & TIMOTH					
1208/2638	1/29/2011	QC	U	V	11
GRANTOR: THOMAS E & DANA M WED					
GRANTEE: THOMAS E WEDDLE					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W32 S42 E13 BAS= S16 E24 N16 W24\$ E24 BAS= E12 N42 UOP= N6 W12 S6 E12\$ W12 S42\$ N42 FOP= N12 W12 UOP= N6 W12 S6 E12\$ W12 S6 E19 S6 E5\$ W5 BAS= N6 W32 S6 E32\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	100.00	400.00	1.00