LOT 54 UNIT 22 THREE RIVERS ESTA
342-714, 639-331, 828-923, 862-1

PERGANDE JEFFREY A/PERGANDE MARY B
296 SW RICHMOND WAY
FORT WHITE, FL 32038

2026

00-00-00-01415-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

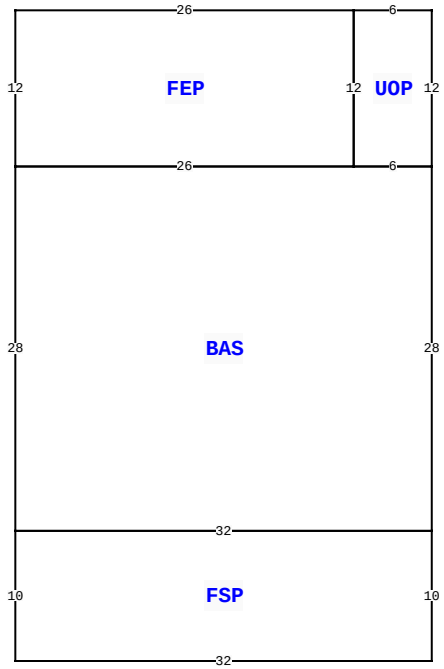
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	100000.22	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	70,837
FEP	312	80		250	19,765
FSP	320	40		128	10,120
UOP	72	20		14	1,107
TOTALS	1,600			1,288	101,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,288	108.6000	121.63	156,659	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 896 HX Base Yr 2011



296 SW RICHMOND WAY, 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		101,828
TOTAL MARKET OB/XF VALUE		5,721
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		125,549
SOH/AGL Deduction		52,375
ASSESSED VALUE		73,174
TOTAL EXEMPTION VALUE	HX HB VX	53,174
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		125,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1189/1444	2/05/2010	WD	Q	I	01	97,500
GRANTOR: JOHN BOLAND & GAIL BI						
GRANTEE: JEFFREY A & MARY B						
1027/2930	10/11/2004	WD	Q	I		67,500
GRANTOR: GRAMLY						
GRANTEE: BOLAND & BISBEE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N12 W6 S12 E6$ BAS= W6 FEP= N12 W26 S12 E26$ W26 S28FSP= S10 E32 N10 W32$ E32 N28$.

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	0031	BARN,MT AE	0	100	24	32	768.00	UT	5.04	5.04	100	1988	1988	3	100	3,871	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	650	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,721

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 12/09/2015 BY DF Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/07/2025 BY SYS