THAT PART OF TRACT 1, J M
CARTER ESTATE ORB 696-763

KEEN TAMMARA CAROLINE
764 SW RIVERSIDE AVE
FORT WHITE, FL 32038

2026

05-1N-17-04397-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	900117.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		256,464
TOTAL MARKET VALUE		7,225
SOH/AGL Deduction		0
ASSESSED VALUE		7,225
TOTAL EXEMPTION VALUE	CE	7,225
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		256,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
696/763	9/13/1989	WD	U	V	30	31,429

GRANTOR: GRIFFIN RACHAEL YVONN

GRANTEE: KEEN TAMMARA CAROLI

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5910	A	SWAMP/CYPRES	0			0.00	0.00	25.00	AC		1.00	1.00	1.00	40.00	40.00	1,000							
2	5997	A	RIVERS/BAYS/	0			0.00	0.00	249.00	AC		1.00	1.00	1.00	25.00	25.00	6,225							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	274.00	AC		1.00	1.00	1.00	936.00	936.00	256,464							

REVIEW DATE 08/03/2015 BY DF Total Acres: 274.00 Total Land Value: 7,225 Market: 256,464 Agricultural: 7,225 Common: 0 PRINTED 11/10/2025 BY SYS