

COMM SE COR, RUN W 2641.60 FT,
N 210 FT, W 166.33 FT, NW'LY
1918.64 FT FOR POB, CONT NW'LY

FLYNN DAVID P
PO BOX 624
FORT WHITE, FL 32038

2026

18-7S-17-10021-016



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000IMPROVED AG	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18717.00 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	17,886
TOTALS	672			672	17,886

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
4	0166	CONC, PAVMT	0	0	10	60	600.00	UT	3.00	3.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC	
2	5500	A	TIMBER 2	0		00	0.00	0.00	11.67	AC	
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	11.67	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	672	110.9000	66.54	44,715	1995	1995	0	0	0 60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr											
BAS											
192 SW RIVER RISE CT, FORT WHITE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/08/2025 MLU											

TOTAL OB/XF											
5,000											

COLUMBIA COUNTY PROPERTY					PAGE 1 of 3		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				215,318			
TOTAL MARKET OB/XF VALUE				5,000			
TOTAL LAND VALUE - MARKET				114,030			
TOTAL MARKET VALUE				234,511			
SOH/AGL Deduction				0			
ASSESSED VALUE				234,511			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				234,511			
TOTAL JUST VALUE				334,348			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				336,775			
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
000047984		Swimming Pool and		60,000		08/24/2023	
000042616		New Residential C		65,000		09/09/2021	
31943		GARAGE		118		05/08/2014	
10407		M H		125		11/04/1995	
SALES DATA							
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0784/1158		12/15/1993	WD	Q	V		38,100
GRANTOR: PAUL RUPPERT							
GRANTEE: DAVID FLYNN							
BUILDING NOTES							

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[illegible]

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 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	03	CONC FINSH 100			
Interior Floor	00	N/A 0			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		1.5 100			
Frame Stories Units	02	WOOD FRAME 100			
	1.	1. 100			
		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	06	06			
	5000IMPROVED AG				
	DOR CODE				
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC		18717.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	2023	1,024	111,275
FOP	250	30	2023	75	8,150
TOTALS	1,274			1,099	119,424

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,099	100.8000	112.90	124,077	2022	2022	0	0	0	96.25
3 SINGLE FAM 0% - 2023				Heated Area: 1024				HX Base Yr			
BAS 2023 FOP 2023											
BLD DATE XF DATE LGL DATE LAND DATE 04/08/2025 MLU											