LOT 14 THREE RIVERS EST S/D UNRE
COMM AT NE COR RUN W 1662.89 FT
332.58, S 1329.76 FT, E 332.23 F

FLANDERS TIMOTHY A/FLANDERS MARIA I
473 SW RICHMOND WAY
FORT WHITE, FL 32038

2026

25-6S-15-00519-116

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
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

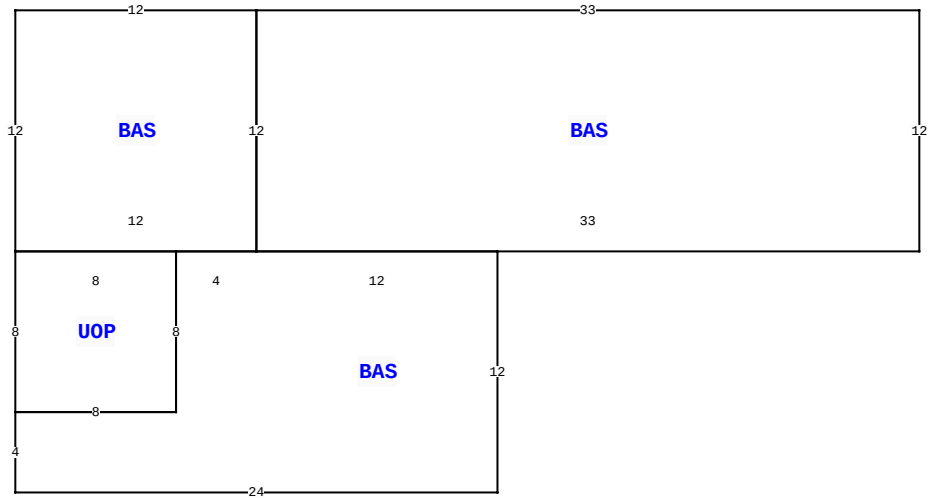
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 25615.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	4,124
BAS	224	100		224	6,415
BAS	396	100		396	11,341
UOP	64	25		16	458
TOTALS	828			780	22,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	780	111.0000	66.60	51,948	2004	2004	0	0	0	57.00	43.00

1 MOBILE HME 100% - 2022 Heated Area: 764 HX Base Yr 2022



473 SW RICHMOND WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	06/02/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		22,338
TOTAL MARKET OB/XF VALUE		27,500
TOTAL LAND VALUE - MARKET		217,035
TOTAL MARKET VALUE		214,553
SOH/AGL Deduction		67,555
ASSESSED VALUE		146,998
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,276
TOTAL JUST VALUE		266,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049190	Electrical Servic	0	02/09/2024
000042620	Electrical Servic	0	07/26/2022
000042619	Electrical Servic	0	08/24/2021
22071	TR/TRAILER	150	06/25/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/391	2/27/2023	QC	U	I	30	100
GRANTOR: FLANDERS TIMOTHY A						
GRANTEE: FLANDERS TIMOTHY A						
1383/0803	4/25/2019	WD	U	I	12	95,000
GRANTOR: RENASANT BANK						
GRANTEE: TIMOTHY & MARIA FLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 BAS= W12 S12 E12 N12$ S12 BAS= W4 UOP= W8 S8 E8 N8$ S8 W8 S4 E24 N12 W12$ E33 N12$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2023	2022		100	4,200	
4	0040	BARN,POLE	0	100	0	0	4,200.00	UT	5.00	5.00	100	2023	2022		100	21,000	

LAND DESCRIPTION

TOTAL OB/XF 27,500

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	0200	C	MBL HM	100			0.00	0.00	10.14	AC		1.00	1.00	0.80	9,000.00	7,200.00	73,008							
2	0000	C	VAC RES	100			0.00	0.00	14.29	AC		1.00	1.00	0.70	9,000.00	6,300.00	90,027							
3	6200	A	PASTURE 3	100					6.00	AC		1.00	1.00	1.00	280.00	280.00	1,680							
4	9910	M	MKT.VAL.AG	100					6.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	54,000							

REVIEW DATE 03/05/2025 BY TW Total Acres: 30.43 Total Land Value: 164,715 Market: 54,000 Agricultural: 1,680 Common: 163,035 PRINTED 11/07/2025 BY SYS