LOT 3 THREE RIVERS ESTATES UNIT
WD 844-1235, WD 1272-370, WD 133

BROWN JAMES F
165 SW ALABAMA GLN
FORT WHITE, FL 32038

2026

31-6S-16-04006-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

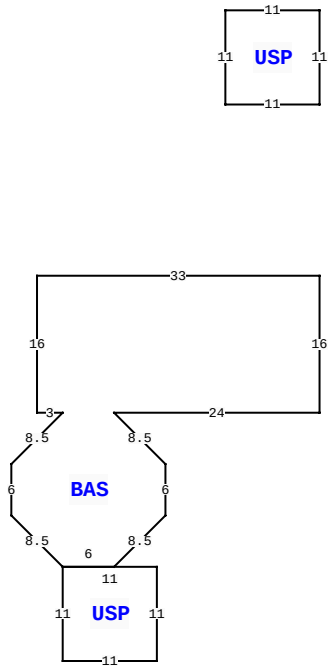
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.24	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100		780	31,794
USP	121	35		42	1,712
USP	121	35		42	1,712
TOTALS	1,022			864	35,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	864	55.9872	62.71	54,181	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 780 HX Base Yr 2018



165 SW ALABAMA GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		35,218
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		53,218
SOH/AGL Deduction		38,870
ASSESSED VALUE		14,348
TOTAL EXEMPTION VALUE	HX HB	14,348
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		53,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1336/0054	4/17/2017	WD	U	I	11	10,800
GRANTOR: KRISTIN SCHRAM BROWN						
GRANTEE: JAMES F BROWN						
1272/0370	3/10/2014	WD	U	I	11	100
GRANTOR: JAMES FREDERICK & KRI						
GRANTEE: KRISTIN SCHRAM BROW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S16 E3 D6 L6 S6 R6 D6 USP= S11 E11 N11 W11$ E6 U6 R6 N6 L6 U6 E24 N16$ PTR= N20 USP= N11 W11 S11 E11$ S20$.

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 06/10/2015 BY DF Total Acres: 0.90 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/07/2025 BY SYS