LOT 28 THREE RIVERS ESTATES UNIT
746-1547, 951-1669, DC 1450-1876

HUBER CHARLES/KELLER CHERIE
295 SW GEORGIA GLN
FORT WHITE, FL 32038

2026

31-6S-16-04006-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 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

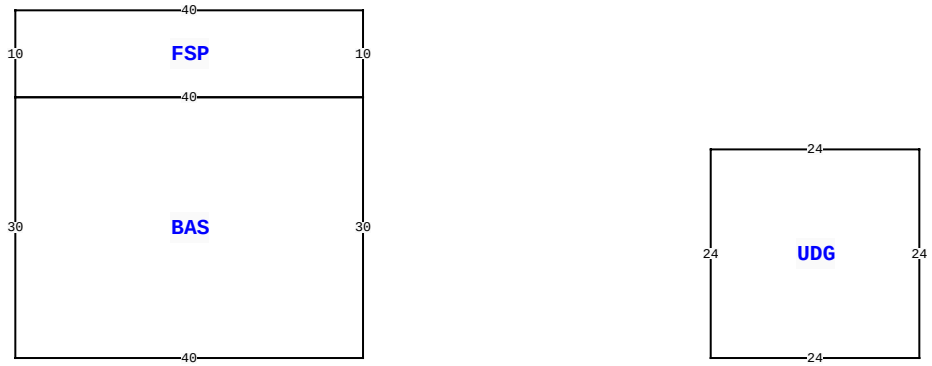
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.24	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	123,281
FSP	400	40		160	16,438
UDG	576	55		317	32,567
TOTALS	2,176			1,677	172,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,677	117.6000	131.71	220,878	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2023 Heated Area: 1200 HX Base Yr 2023



295 SW GEORGIA 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		172,285
TOTAL MARKET OB/XF VALUE		6,084
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		196,369
SOH/AGL Deduction		4,952
ASSESSED VALUE		191,417
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,695
TOTAL JUST VALUE		196,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20370	SFR	221	01/30/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/2181	9/29/2022	WD	U	I	17	205,000
GRANTOR: FLORIDA SHERIFFS YOUT						
GRANTEE: HUBER CHARLES						
1468/2452	6/13/2022	PR	U	I	19	100
GRANTOR: MORGAN MARCUS						
GRANTEE: FLORIDA SHERIFFS YO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N30 FSP= N10 W40 S10 E40$ W40 S30 E40$ PTR= E40 UDG= E24 N24 W24 S24$ W40$.

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	0166	CONC,PAVMT	0	100	12	16	192.00	UT	2.00	2.00	100	2003	2003	3	100	384	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2021		75	4,500	

LAND DESCRIPTION

TOTAL OB/XF 6,084

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 01/12/2023 BY CP Total Acres: 0.91 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/07/2025 BY SYS