

LOT 34 THREE RIVERS ESTATES UNIT
458-511, 875-2556, WD 1387-1665,

PIPPIN ROGER D/PIPPIN PAMELA G
262 SW GEORGIA GLN
FT WHITE, FL 32038-4736

2026

31-6S-16-04006-034



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																																									
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																									
																		VALUATION BY												STANDARD																													
																		Tax Group: 3												Tax Dist:																													
																		BUILDING MARKET VALUE												0																													
																		TOTAL MARKET OB/XF VALUE												0																													
																		TOTAL LAND VALUE - MARKET												18,000																													
																		TOTAL MARKET VALUE												18,000																													
																		SOH/AGL Deduction												6,166																													
																		ASSESSED VALUE												11,834																													
																		TOTAL EXEMPTION VALUE												HX HB 11,834																													
																		BASE TAXABLE VALUE												0																													
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																																																						
TOTALS																																																											
EXTRA FEATURES						262 SW GEORGIA GLN, FORT WHITE																																																					
L N	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																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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						07/28/2025						BY						chuck						Total Acres: 0.91						Total Land Value: 18,000						Market: 0						Agricultural: 0						Common: 18,000						PRINTED 11/07/2025 BY SYS					