

THE W 390.89 FT OF THE E
826.77 FT OF GOV'T LOT 5.

LANESE RICHARD/LANESE KAREN B
914 SW RIVERLAND CT
FORT WHITE, FL 32038

2026

36-7S-16-04352-002



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																
Exterior Wall	19	COMMON BRK 100	0100	01	2,918	139.4356	156.17	455,704	1991	2000	0	0	25.00	75.00	VALUATION BY STANDARD																
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM 100% - 2025													Heated Area: 2425															
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2025															
Interior Wall	05	DRYWALL 100																													
Interior Floo	14	CARPET 60																													
Interior Floo	11	CLAY TILE 40																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		3 100																													
Bathrooms		2 100																													
Frame	01	NONE 100																													
Stories	1.	1. 100																													
Architectual	05	CONV 100																													
Units		0 100																													
Condition Adj	04	04 100																													
Kitchen Adjus	01	01 100																													
Quality			07	07																											
DOR CODE			0100 SINGLE FAMILY																												
MAP NUM													MKT AREA		02																
NEIGHBORHOOD/LOC			36716.00 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,425	100		2,425	284,034																										
FGR	462	55		254	29,750																										
FOP	160	30		48	5,622																										
FSP	100	40		40	4,685																										
FSP	182	40		73	8,550																										
UOP	392	20		78	9,136																										
TOTALS			3,721		2,918	341,778																									
EXTRA FEATURES						914 SW RIVERLAND CT, 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														
1	0011	BARN, BLK A	0	100	20	25	500.00	UT	14.00	14.00	100	0	0	3	100	7,000															
2	0166	CONC, PAVMT	0	100	20	30	600.00	UT	2.00	2.00	100	0	0	3	100	1,200															
3	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750															
4	0166	CONC, PAVMT	0	100	10	45	450.00	UT	2.00	2.00	100	0	0	3	100	900															
5	0166	CONC, PAVMT	0	100	10	12	120.00	UT	2.00	2.00	100	0	0	3	100	240															
6	0166	CONC, PAVMT	0	100	10	20	200.00	UT	2.00	2.00	100	0	0	3	100	400															
7	0261	PRCH, UOP	0	100	10	20	200.00	UT	6.50	6.50	100	0	0	3	100	1,300															
8	0251	LEAN TO W/	0	100	10	25	250.00	UT	3.00	3.00	100	0	0	3	100	750															
9	0261	PRCH, UOP	0	100	10	20	200.00	UT	6.50	6.50	100	0	0	3	100	1,300															
10	0040	BARN, POLE	0	100	30	38	1,140.00	UT	2.50	2.50	70	0	0	3	70	1,995															
LAND DESCRIPTION						TOTAL OB/XF 17,835																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0132	C	SFR RIVER	100		00	0.00	0.00	10.30	AC		1.00	1.00	1.00	13,000.00	13,000.00	133,900														
REVIEW DATE 12/03/2015 BY HC Total Acres: 10.30 Total Land Value: 133,900 Market: 0 Agricultural: 0 Common: 133,900 PRINTED 11/07/2025 BY SYS																															

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