LOT 2 UNIT 1 THREE RIVERS ESTATE
383-630, PB 839-808 THRU 839-834

CHARLES FAMILY RIVER HOUSE LLC/CHARLES JANICE T
1119 SW CYPRESS LAKE DRIVE
LAKE CITY, FL 32024

2027

00-00-00-00530-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 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

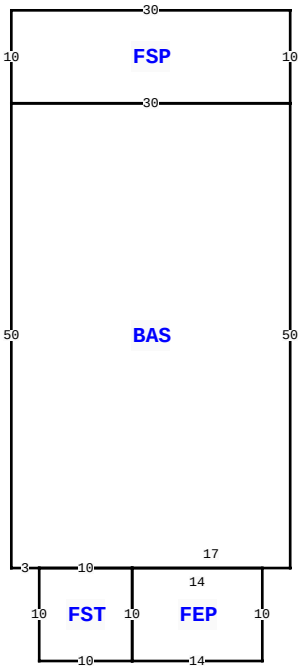
NEIGHBORHOOD/LOC 100000.01 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	111,413
FEP	140	80		112	8,319
FSP	300	40		120	8,913
FST	100	55		55	4,085
TOTALS	2,040			1,787	132,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,787	103.8800	114.27	204,200	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1500 HX Base Yr



178 SW RIVERSIDE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0084	DOCK-RIVER	0	0	0	0	317.00	UT	14.50	14.50	100	1993	1993	3	40	1,839	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0166	CONC,PAVMT	0	0	4	24	96.00	UT	2.00	2.00	100	2016	2016	3	100	192	
4	0030	BARN,MT	0	0	24	25	600.00	UT	11.00	11.00	100	2016	2016	3	100	6,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	132,730
TOTAL MARKET OB/XF VALUE	9,831
TOTAL LAND VALUE - MARKET	121,320
TOTAL MARKET VALUE	263,881
SOH/AGL Deduction	0
ASSESSED VALUE	263,881
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,881
TOTAL JUST VALUE	263,881
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,297

SALE:1:1: SEE NOTE & ALSO ORB 851-444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39343	PLANE HNGR	0	02/25/2020
29791	MAINT/ALTR	30	12/05/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1257/1250	3/18/2013	QC	U	I	11	100
GRANTOR: CHARLES D & JANICE T						
GRANTEE: CHARLES FAMILY RIVE						
1225/0644	11/21/2011	WD	Q	I	01	240,000
GRANTOR: THOMAS W BROWN AS TRU						
GRANTEE: CHARLES D & JANICE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N10 W30 S10 E30$ BAS= W30 S50 E3 FST= S10 E10 N10 W10$ E10FEP= S10 E14 N10 W14$ E17 N50$.

LAND DESCRIPTION

TOTAL OB/XF 9,831

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	0132	C	SFR RIVER	0		A-1	0.00	0.00	80.88	FF		1.00	1.00	1.00	1,500.00	1,500.00	121,320							

REVIEW DATE 03/07/2016 BY DF Total Acres: 0.86 Total Land Value: 121,320 Market: 0 Agricultural: 0 Common: 121,320 PRINTED 11/17/2026 BY SYS