LOT 4 UNIT 1 THREE RIVERS ESTATE
442-348, PB 1017-1523, WD 1017-1

BOYETTE BRYAN S/BOYETTE TERESA Y
216 SW RIVERSIDE AVE
FORT WHITE, FL 32038

2027

00-00-00-00532-000

BUILDING CHARACTERISTICS

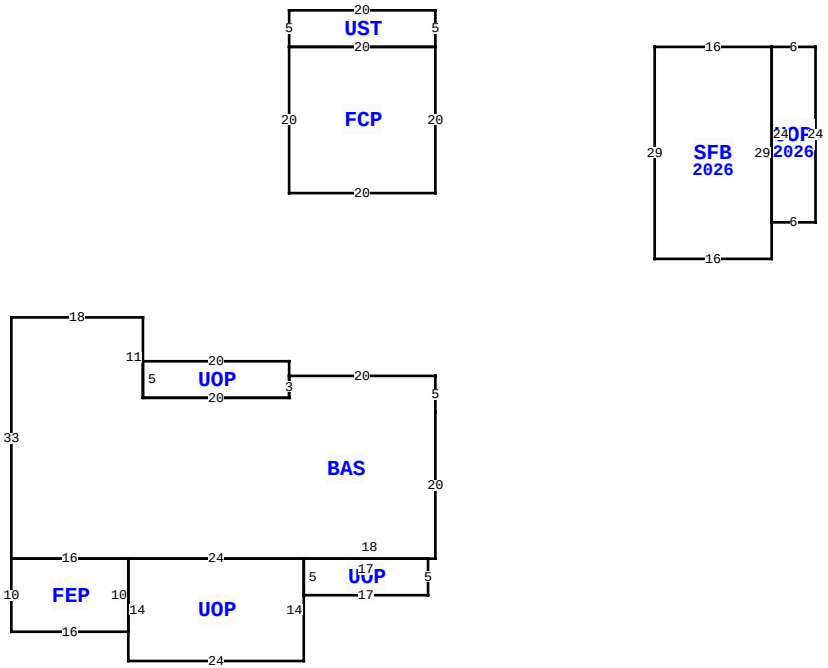
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 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	1,534	100		1,534	126,730
FCP	400	25		100	8,261
FEP	160	80		128	10,574
SFB	464	80	2026	371	30,650
UOP	85	20		17	1,405
UOP	100	20		20	1,652
UOP	336	20		67	5,535
UOP	144	20	2026	29	2,396
UST	100	45		45	3,718
TOTALS	3,323			2,311	190,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,311	112.8600	137.69	318,202	1966	1990	0	0	0	40.00	60.00

1 SFR PILING 100% - 2026 Heated Area: 1998 HX Base Yr 2026



216 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0070	CARPORT UF	0	100	13	20	260.00	UT	3.00	3.00	100	1993	1993	3	100	780	
3	0084	DOCK-RIVER	0	100	0	0	240.00	UT	14.50	14.50	100	1993	1993	3	40	1,392	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	190,921
TOTAL MARKET OB/XF VALUE	3,372
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	319,293
SOH/AGL Deduction	110,229
ASSESSED VALUE	209,064
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	157,653
TOTAL JUST VALUE	319,293
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055112	Remodel	3,000	02/25/2026
000050984	Electrical Servic	0	10/07/2024
000050531	Electrical Servic	0	08/12/2024
000047824	Roof Replacement	4,500	08/04/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1308/1933	1/28/2016	WD	Q	I	01	295,000
GRANTOR: JOSEPH B DICKS & JULI						
GRANTEE: BRYAN S & TERESA Y						
1184/1117	6/12/2009	PR	U	I	16	100
GRANTOR: JOSEPH L DICKS AS PR						
GRANTEE: JOSEPH BRUCE DICKS						

BUILDING NOTES

BUILDING DIMENSIONS

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BAS=[ORIG=0,0] N5 W20 S3 W20 N11 W18 S33 E16 E24 E18 N20 $
FCP=[ORIG=0,-30] N20 W20 S20 E20 $
UOP=[ORIG=-42,20] S14 E24 N14 W24 $
FEP=[ORIG=-58,20] S10 E16 N10 W16 $
UOP=[ORIG=-20,-5] N2 W20 S5 E20 N3 $
UST=[ORIG=0,-50] N5 W20 S5 E20 $
UOP=[ORIG=-18,20] S5 E17 N5 W17 $
SFB=[YR=2026;ORIG=30,-50] E16 S29 W16 N29 $
UOP=[YR=2026;ORIG=46,-50] E6 S24 W6 N24 $
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LAND DESCRIPTION

TOTAL OB/XF 3,372

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	100		A-1	100.00	622.00	100.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	125,000							

REVIEW DATE 03/23/2026 BY robin Total Acres: 1.43 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 11/17/2026 BY SYS