LOT 7 UNIT 1 THREE RIVERS ESTATE
653-122, 745-250, 772-1115, 854-

BRITTON JONATHAN/BRITTON CANDACE JEAN REVOCABLE TR
6815 NW 52ND TER
GAINESVILLE, FL 32653-8312

2027

00-00-00-00533-002

BUILDING CHARACTERISTICS

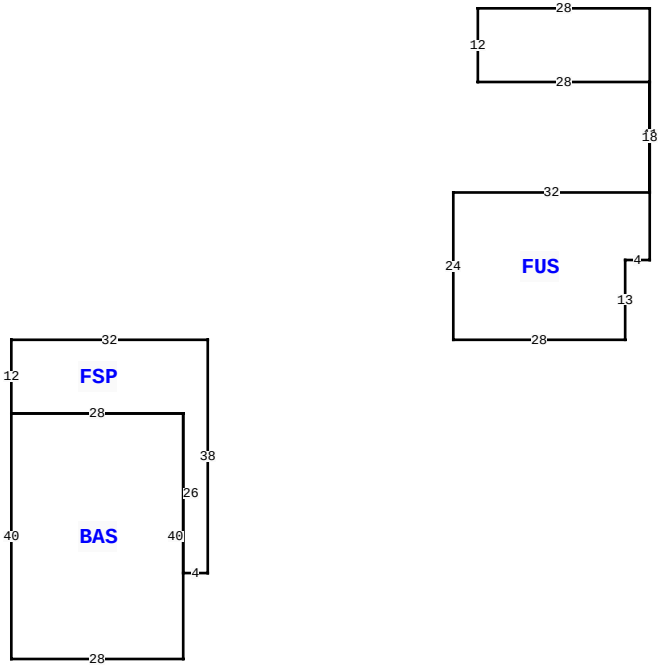
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,120	100		1,120	119,738
FSP	488	40		195	20,847
FUS	1,052	100		1,052	112,469
TOTALS	2,660			2,367	253,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,367	128.8668	157.22	372,140	1993	1993	0	0	0	32.00	68.00

1 SFR PILING 0% - 0 Heated Area: 2172 HX Base Yr



256 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	4	225	1,124.00	UT	14.50	14.50	100	1993	1993	3	40	6,519	
2	0166	CONC,PAVMT	0	0	28	45	1,260.00	UT	5.00	5.00	100	2016	2016	3	100	6,300	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	253,055
TOTAL MARKET OB/XF VALUE	13,219
TOTAL LAND VALUE - MARKET	115,380
TOTAL MARKET VALUE	381,654
SOH/AGL Deduction	0
ASSESSED VALUE	381,654
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	381,654
TOTAL JUST VALUE	381,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	381,654

SALE:3:1: GRANTORS 1/2 INTEREST

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31133	MAINT/ALTR	30	06/12/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/2616	9/14/2026	WD	U	I	11	100
GRANTOR: BRITTON CANDACE						
GRANTEE: BRITTON CANDACE JEA						
0861/2461	7/02/1998	WD	Q	I		190,000
GRANTOR: WINDHAM & WINDHAM						
GRANTEE: JONATHAN & JOAN BRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-32,12] S40 E28 N40 W28 $
FUS=[ORIG=40,0] E28 N13 E4 N41 W28 S12 E28 S18 W32 S24 $
FSP=[ORIG=0,0] W32 S12 E28 S26 E4 N38 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,219

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	0		A-1	0.00	0.00	76.92	FF		1.00	1.00	1.00	1,500.00	1,500.00	115,380							

REVIEW DATE 03/04/2016 BY DF Total Acres: 1.14 Total Land Value: 115,380 Market: 0 Agricultural: 0 Common: 115,380 PRINTED 11/17/2026 BY SYS