LTS 11, 12, 12A, 13, 14, 15 & 15
UNIT 3 & LOT 35 UNIT 5, LOTS 18
LOTS 1,2,3,25 & 26 & 65 UNIT 7 T

THREE RIVERS ESTATES PROPERTY OWNERS INC
P O BOX 148
FORT WHITE, FL 32038

2026

00-00-00-00533-004

BUILDING CHARACTERISTICS

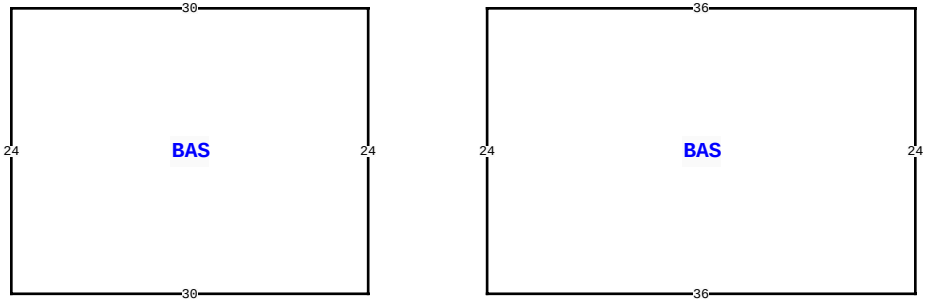
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	05	DRYWALL 50
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	0900	RES COMMON AREA
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	720	100		720	15,955
BAS	864	100		864	19,146
TOTALS	1,584			1,584	35,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5800	04	1,584	82.0743	44.32	70,203	1958	1958	0	0	0	50.00	50.00

1 REC FACIL 0% - 0 Heated Area: 1584 HX Base Yr



362 SW RIVERSIDE AVE, FORT WHITE

BLD DATE		LGL DATE	02/24/2022 MLU
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	0040	BARN,POLE	0	0	16	24	384.00	UT	2.40	2.40	100	0	0	3	100	0	
2	0140	CLFENCE 6	0	0	0	0	820.00	UT	3.50	3.50	100	1993	1993	3	100	0	
3	0040	BARN,POLE	0	0	20	40	800.00	UT	2.00	2.00	100	1993	1993	3	100	0	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	0	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	0	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	0	
7	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	0	
8	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	0	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	0
SOH/AGL Deduction	0
ASSESSED VALUE	0
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	0
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

BLDG:2:1: OLD OFFICE BLDG USED FOR HOUSE

XFOB:1:1: BAR-B-QUE PIT SHED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047761	Additions	13,400	07/27/2023
000043092	Electrical Servic	0	11/03/2021
37066	PUMP/UTPOL	50	08/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=10,0] S24 E36 N24 W36 $
BAS=[ORIG=0,0] W30 S24 E30 N24 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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	8220	C	RECREATION	0			0.00	0.00	17.00	LT		1.00	1.00	0.01	0.00	0.00	0							

REVIEW DATE 11/12/2021 BY JB Total Acres: 25.98 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 06/09/2026 BY SYS

LTS 11, 12, 12A, 13, 14, 15 & 15
UNIT 3 & LOT 35 UNIT 5, LOTS 18
LOTS 1,2,3,25 & 26 & 65 UNIT 7 T

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2026

00-00-00-00533-004

BUILDING CHARACTERISTICS

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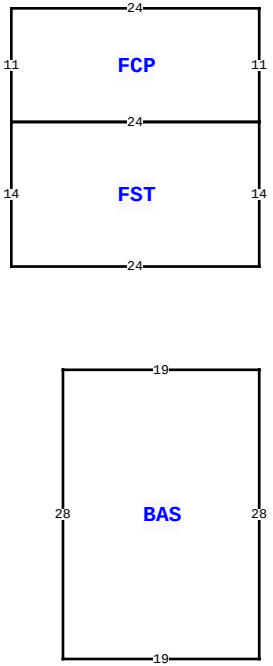
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0900	RES COMMON AREA
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	532	100		532	22,044
FCP	264	25		66	2,735
FST	336	55		185	7,666
TOTALS	1,132			783	32,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0300	01	783	67.9248	82.87	64,887	1961	1961	0	0	10	40.00	50.00

2 SFR PILING 0% - 0 Heated Area: 532 HX Base Yr



362 SW RIVERSIDE AVE, FORT WHITE

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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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	0
SOH/AGL Deduction	0
ASSESSED VALUE	0
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	0
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W19 S28 E19 N28 $
FST=[ORIG=0,-10] N14 W24 S14 E24 $
FCP=[ORIG=0,-24] N11 W24 S11 E24 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/12/2021 BY JB Total Acres: 25.98 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 06/09/2026 BY SYS