LOT 16 SEC 1 THREE RIVERS ESTATE
973-86, PB 1322-964, QC 1455-156

434 INVESTMENTS LLC
118 CARLYLE DR
PALM HARBOR, FL 34683

**2027**

**00-00-00-00533-016**

## BUILDING CHARACTERISTICS

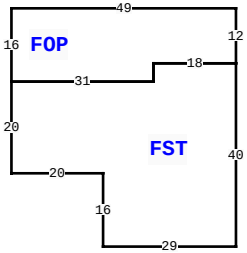
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 60 |
| Exterior Wall | 17 | MSNRY STUC 40 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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/ |

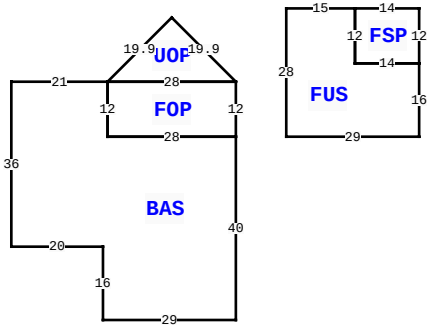
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,892 | 100 | | 1,892 | 230,287 |
| FOP | 336 | 30 | | 101 | 12,293 |
| FOP | 712 | 30 | | 214 | 26,048 |
| FSP | 168 | 40 | | 67 | 8,155 |
| FST | 1,516 | 55 | | 834 | 101,512 |
| FUS | 644 | 100 | | 644 | 78,386 |
| UOP | 196 | 20 | | 39 | 4,747 |
| TOTALS | 5,464 | | | 3,791 | 461,427 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0300 | 01 | 3,791 | 131.5291 | 160.47 | 608,342 | 2004 | 2004 | 0 | 0 | 0 | 24.15 | 75.85 |

1 SFR PILING 0% - 2022 Heated Area: 2536 HX Base Yr







434 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 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2004 | 2004 | 3 | 100 | 2,000 | |
| 2 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 120.00 | UT | 13.50 | 13.50 | 100 | 2006 | 2006 | 3 | 100 | 1,620 | |
| 3 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 50 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 461,427 |
| TOTAL MARKET OB/XF VALUE | 3,670 |
| TOTAL LAND VALUE - MARKET | 120,000 |
| TOTAL MARKET VALUE | 585,097 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 585,097 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 585,097 |
| TOTAL JUST VALUE | 585,097 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 585,097 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21002 | SFR | 398 | 08/21/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1455/1565 | 12/23/2021 | QC | U | I | 11 | 100 |
| GRANTOR: KNAUF HERBERT P III | | | | | | |
| GRANTEE: 434 INVESTMENTS LLC | | | | | | |
| 0973/0086 | 1/13/2003 | WD | Q | V | | 90,000 |
| GRANTOR: HOWARD HODOR | | | | | | |
| GRANTEE: HERBERT P KNAUF & J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] N40 W28 N12 W21 S36 E20 S16 E29 $
FST=[ORIG=50,-90] N40 W18 S4 W31 S20 E20 S16 E29 $
FOP=[ORIG=50,-130] N12 W49 S16 E31 N4 E18 $
FUS=[ORIG=40,-40] N16 W14 N12 W15 S28 E29 $
FOP=[ORIG=0,-40] N12 W28 S12 E28 $
UOP=[ORIG=0,-52] U14L14 D14L14 E28 $
FSP=[ORIG=40,-56] N12 W14 S12 E14 $
.

## LAND DESCRIPTION

TOTAL OB/XF 3,670

| 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 | 0130 | C | SFR WATER | 0 | | A-1 | 0.00 | 0.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 1,200.00 | 1,200.00 | 120,000 | | | | | | | |

REVIEW DATE 03/04/2016 BY DF Total Acres: 0.74 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 11/17/2026 BY SYS