LOT 23 SEC 1 THREE RIVERS ESTATE
334-321, WD 1026-64, WD 1204-410

PORTER ANNIE LAURA/COLLINS JULIAN STEPHEN
164 SW COLLINS LANE
FORT WHITE, FL 32038

2026

00-00-00-00540-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

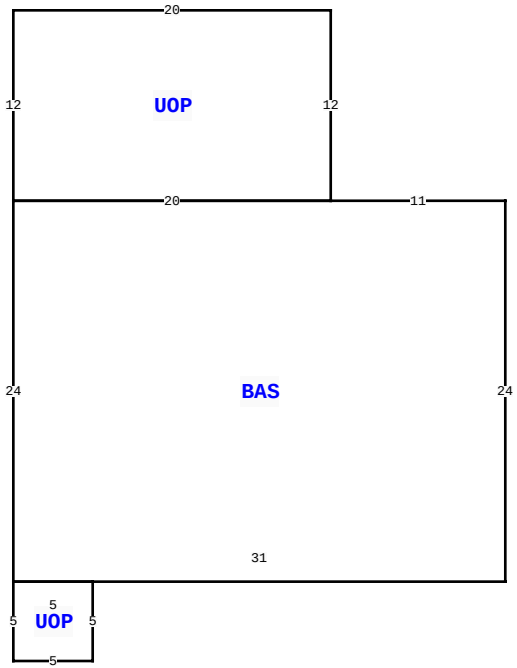
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	744	100		744	42,886
UOP	25	20		5	288
UOP	240	20		48	2,767
TOTALS	1,009			797	45,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	797	79.1820	88.68	70,678	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 744 HX Base Yr



600 SW RIVERSIDE AVE, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	45,941
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	84,000
TOTAL MARKET VALUE	129,941
SOH/AGL Deduction	0
ASSESSED VALUE	129,941
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,941
TOTAL JUST VALUE	129,941
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1204/0410	10/22/2010	WD	U	I	16	100
GRANTOR: MICHAEL EDWARD & MICH						
GRANTEE: JULIAN STEPHEN COLL						
1026/0064	9/13/2004	WD	Q	I	06	100
GRANTOR: GEORGE EDWARD COLLINS						
GRANTEE: MICHAEL EDWARD & MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 UOP= N12 W20 S12 E20$ W20 S24 UOP= S5 E5 N5 W5$ E31 N24$.

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

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	0132	C	SFR RIVER	0		A-1	70.00	308.00	70.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	84,000							

REVIEW DATE 03/03/2016 BY DF Total Acres: 0.49 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 03/24/2026 BY SYS