LOT 24A SEC 1 THREE RIVERS ESTAT
758-2133, 781-1258, 853-1723, WD

JOHNSON WILLIAM CARL/JOHNSON CONNIE D
P O BOX 207
FORT WHITE, FL 32038-0207

2027

00-00-00-00542-000

BUILDING CHARACTERISTICS

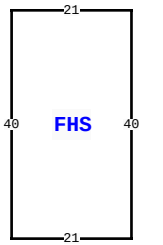
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.01	1.00/

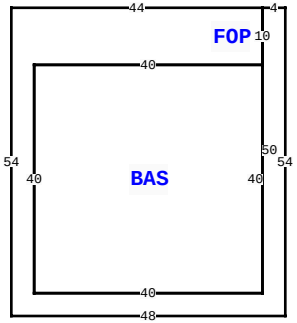
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	217,944
FHS	840	60		504	68,652
FOP	992	30		298	40,592
TOTALS	3,432			2,402	327,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,402	124.0533	151.35	363,543	2015	2015	0	0	0	10.00	90.00

2 SFR PILING 100% - 2016 Heated Area: 2440 HX Base Yr 2016





638 SW RIVERSIDE AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		327,189
TOTAL MARKET OB/XF VALUE		11,324
TOTAL LAND VALUE - MARKET		92,400
TOTAL MARKET VALUE		430,913
SOH/AGL Deduction		102,308
ASSESSED VALUE		328,605
TOTAL EXEMPTION VALUE	HX HB VX VP	165,289
BASE TAXABLE VALUE		163,316
TOTAL JUST VALUE		430,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,913

SALE:3:1: LOT 24-A SEC 1 THREE RIVERS ESTATES

SALE:2:1: LOT 24A SEC 1 THREE RIVERS ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32680	SFR	988	02/09/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/1819	5/22/2023	LE	U	I	14	100
GRANTOR: JOHNSON WILLIAM CARL						
GRANTEE: CELLI WHITNEY L (RM						
1202/0817	9/29/2010	WD	Q	I	01	165,000
GRANTOR: DAN & TAMMY S TAYLOR						
GRANTEE: WILLIAM CARL & CONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S40 E40 N40 $
FOP=[ORIG=0,0] N10 W44 S54 E48 N54 W4 S50 W40 N40 E40 $
FHS=[ORIG=0,-30] N40 W21 S40 E21 $
.

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	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0084	DOCK-RIVER	0	100	14	20	280.00	UT	14.50	14.50	100	1993	1993	3	40	1,624	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
4	0166	CONC,PAVMT	0	100	40	40	1,600.00	UT	5.00	5.00	100	2016	2016	3	100	8,000	

LAND DESCRIPTION

TOTAL OB/XF 11,324

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	100		A-1	77.00	384.00	77.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	92,400							

REVIEW DATE 03/03/2016 BY DF Total Acres: 0.68 Total Land Value: 92,400 Market: 0 Agricultural: 0 Common: 92,400 PRINTED 11/17/2026 BY SYS