LOT 31 SEC 1 THREE RIVERS ESTATE

KEEN SAMMY L JR/KEEN TAMMY
764 SW RIVERSIDE AVE
FORT WHITE, FL 32038

2027

00-00-00-00547-000

BUILDING CHARACTERISTICS

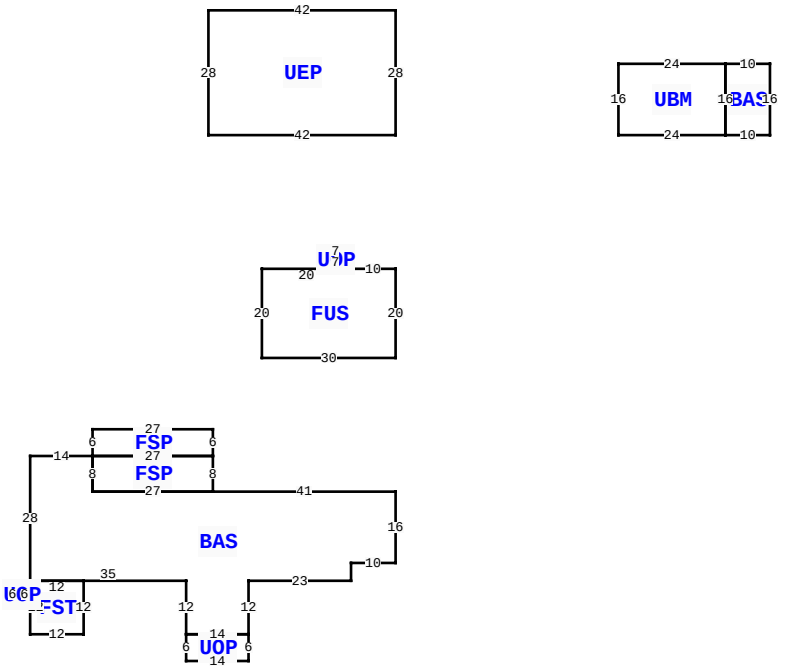
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	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	160	100		160	12,208
BAS	1,880	100		1,880	143,450
FSP	162	40		65	4,960
FSP	216	40		86	6,562
FST	144	55		79	6,028
FUS	600	100		600	45,782
UBM	384	20		77	5,875
UEP	1,176	60		706	53,870
UOP	24	20		5	382
UOP	28	20		6	458
TOTALS	4,858			3,681	280,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,681	106.7220	117.39	432,113	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2640 HX Base Yr



** This building has 11 Sub-Areas

764 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	100	0	0	344.00	UT	14.50	14.50	100	1987	1987	3	40	1,995	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		280,873
TOTAL MARKET OB/XF VALUE		3,195
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		404,068
SOH/AGL Deduction		201,644
ASSESSED VALUE		202,424
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		151,013
TOTAL JUST VALUE		404,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0553/0732	12/01/1984	WD	Q	V	01	37,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W41 W27 N8 W14 S28 E35 S12 E14 N12 E23 N4 E10 N16 $
UEP=[ORIG=0,-80] N28 W42 S28 E42 $
FUS=[ORIG=0,-50] W10 W20 S20 E30 N20 $
UBM=[ORIG=50,-80] E24 N16 W24 S16 $
FSP=[ORIG=-41,0] N8 W27 S8 E27 $
FSP=[ORIG=-41,-8] N6 W27 S6 E27 $
BAS=[ORIG=74,-80] E10 N16 W10 S16 $
FST=[ORIG=-82,20] S12 E12 N12 W12 $
UOP=[ORIG=-47,32] S6 E14 N6 W14 $
UOP=[ORIG=-10,-50] N4 W7 S4 E7 $
UOP=[ORIG=-82,20] W4 S6 E4 N6 $

LAND DESCRIPTION

TOTAL OB/XF 3,195

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	100		A-1	100.00	501.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

REVIEW DATE 03/02/2016 BY DF Total Acres: 1.15 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 11/17/2026 BY SYS