LOT 32 & N 15 FT OF LOT 33 SEC 1 ESTATES.

GREENE MARGARET ANN
782 SW RIVERSIDE AVE
FORT WHITE, FL 32038

**2027**

**00-00-00-00548-000**

## BUILDING CHARACTERISTICS

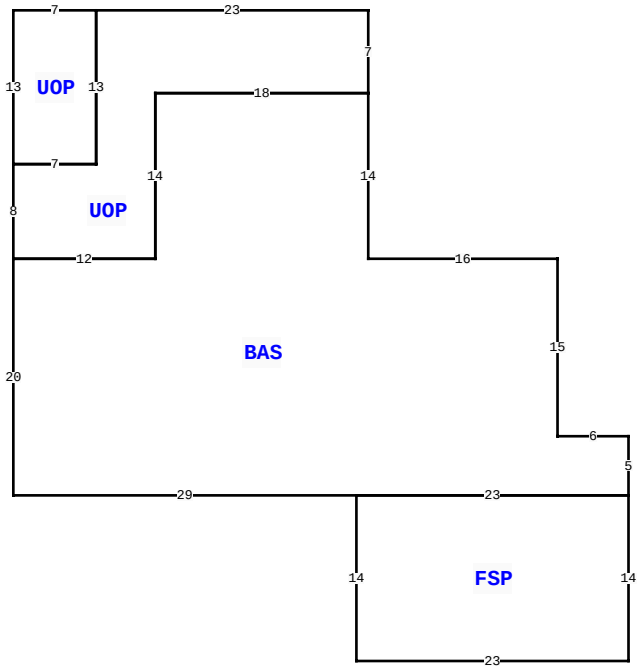
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 15 | HARDTILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 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 | 05 | 05 |
| 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 | 1,202 | 100 | | 1,202 | 99,210 |
| FSP | 322 | 40 | | 129 | 10,647 |
| UOP | 91 | 20 | | 18 | 1,486 |
| UOP | 287 | 20 | | 57 | 4,705 |
| TOTALS | 1,902 | | | 1,406 | 116,047 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,406 | 115.4400 | 126.98 | 178,534 | 1957 | 1957 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 1995 Heated Area: 1202 HX Base Yr 1995




782 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 | | 116,047 |
| TOTAL MARKET OB/XF VALUE | | 11,980 |
| TOTAL LAND VALUE - MARKET | | 138,000 |
| TOTAL MARKET VALUE | | 266,027 |
| SOH/AGL Deduction | | 108,961 |
| ASSESSED VALUE | | 157,066 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 100,655 |
| TOTAL JUST VALUE | | 266,027 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 268,138 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045350 | Electrical Servic | 0 | 08/31/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1526/2551 | 11/01/2024 | LE | U | I | 14 | 100 |
| GRANTOR: GREENE MARGARET HUDSO | | | | | | |
| GRANTEE: GREEN MARGARET HUDS | | | | | | |
| 1484/854 | 2/07/2023 | LE | U | I | 14 | 100 |
| GRANTOR: GREENE MARGARET HUDSO | | | | | | |
| GRANTEE: GREENE MARGARET HUD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W18 S14 W12 S20 E29 FSP= S14 E23 N14 W23$ E23 N5 W6 N15W16 N14$ UOP= N7 W23 UOP= W7 S13 E7 N13$ S13 W7S8 E12 N14 E18$.

## 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 | 669.00 | UT | 14.50 | 14.50 | 100 | 1980 | 1980 | 3 | 40 | 3,880 | |
| 2 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2006 | 2006 | 3 | 100 | 2,000 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 1,200 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 100 | |
| 5 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2023 | 2022 | | 80 | 4,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,980

| 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 | 115.00 | 563.00 | 115.00 | FF | | 1.00 | 1.00 | 1.00 | 1,200.00 | 1,200.00 | 138,000 | | | | | | | |

REVIEW DATE 03/27/2023 BY JB Total Acres: 1.49 Total Land Value: 138,000 Market: 0 Agricultural: 0 Common: 138,000 PRINTED 11/17/2026 BY SYS