LOT 35 UNIT 1 THREE RIVERS ESTAT
& 21 UNIT 11 THREE RIVERS ESTATE

JONES LANA B/JONES RONALD D
845 SW RIVERSIDE AVE
FORT WHITE, FL 32038-4843

2027

00-00-00-00551-000

BUILDING CHARACTERISTICS

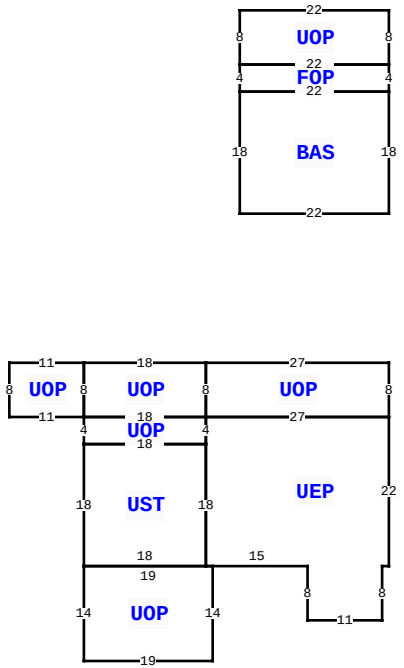
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	08	WD OR PLY 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	2.	2. 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	396	100		396	22,270
FOP	88	30		26	1,463
UEP	682	60		409	23,002
UOP	72	20		14	787
UOP	88	20		18	1,012
UOP	144	20		29	1,631
UOP	176	20		35	1,968
UOP	216	20		43	2,418
UOP	266	20		53	2,981
UST	324	45		146	8,211
TOTALS	2,452			1,169	65,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,169	78.6542	86.52	101,142	1957	1957	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 396 HX Base Yr 2007



840 SW RIVERSIDE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	100	35	18	630.00	UT	3.50	3.50	100	2016	2016	3	100	2,205	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
8	0060	CARPORT F	0	100	18	72	1,296.00	UT	5.00	5.00	75	2016	2016	3	75	4,860	
9	0031	BARN,MT AE	0	100	0	0	1.00	UT	30,000.00	30,000.00	75	2016	2016	3	75	22,500	
10	0261	PRCH, UOP	0	100	0	0	1.00	UT	22,717.00	22,717.00	85	2016	2016	3	85	19,309	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		65,742
TOTAL MARKET OB/XF VALUE		81,809
TOTAL LAND VALUE - MARKET		168,000
TOTAL MARKET VALUE		315,551
SOH/AGL Deduction		43,577
ASSESSED VALUE		271,974
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		220,563
TOTAL JUST VALUE		315,551
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29963	M H	560	02/27/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/2719	7/18/2023	LE	U	I	14	100
GRANTOR: JONES RONALD D						
GRANTEE: JONES-DOWNES FKA AN						
1382/2780	4/18/2019	LE	U	I	14	100
GRANTOR: LANA B & RONALD D JON						
GRANTEE: ANDREA JONES & TOBY						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[ORIG=0,0] W27 S4 S18 E15 S8 E11 N8 E1 N22 $
BAS=[ORIG=0,-30] N18 W22 S18 E22 $
UST=[ORIG=-27,4] W18 S18 E18 N18 $
UOP=[ORIG=-45,22] S14 E19 N14 W19 $
UOP=[ORIG=0,0] N8 W27 S8 E27 $
UOP=[ORIG=0,-52] N8 W22 S8 E22 $
UOP=[ORIG=-27,0] N8 W18 S8 E18 $
UOP=[ORIG=-45,-8] W11 S8 E11 N8 $
FOP=[ORIG=0,-48] N4 W22 S4 E22 $
UOP=[ORIG=-27,0] W18 S4 E18 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 58,974

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	408.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							
2	0000	C	VAC RES	100		A-1	86.00	512.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							
3	0000	C	VAC RES	100		A-1	86.00	503.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 03/02/2016 BY DF Total Acres: 2.94 Total Land Value: 168,000 Market: 0 Agricultural: 0 Common: 168,000 PRINTED 11/17/2026 BY SYS

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2027

00-00-00-00551-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0264	PRCH,FSP	0	100	0	0	1.00	UT	7,008.00	7,008.00	85	2016	2016	3	85	5,957	
12	0296	SHED METAL	0	100	0	0	1.00	UT	9,227.00	9,227.00	85	2016	2016	3	85	7,843	
13	0060	CARPORT F	0	100	0	0	1.00	UT	10,629.00	10,629.00	85	2016	2016	3	85	9,035	

LAND DESCRIPTION

TOTAL OB/XF 22,835

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

REVIEW DATE 03/02/2016 BY DF Total Acres: 2.94 Total Land Value: 168,000 Market: 0 Agricultural: 0 Common: 168,000 PRINTED 11/17/2026 BY SYS