LOT 36 SEC 1 THREE RIVERS ESTATE
390-201, 863-2003,

VARNES JILL W/VARNES PAUL R
9205 N CR 225
GAINESVILLE, FL 32609-4707

**2027**

**00-00-00-00552-000**

## BUILDING CHARACTERISTICS

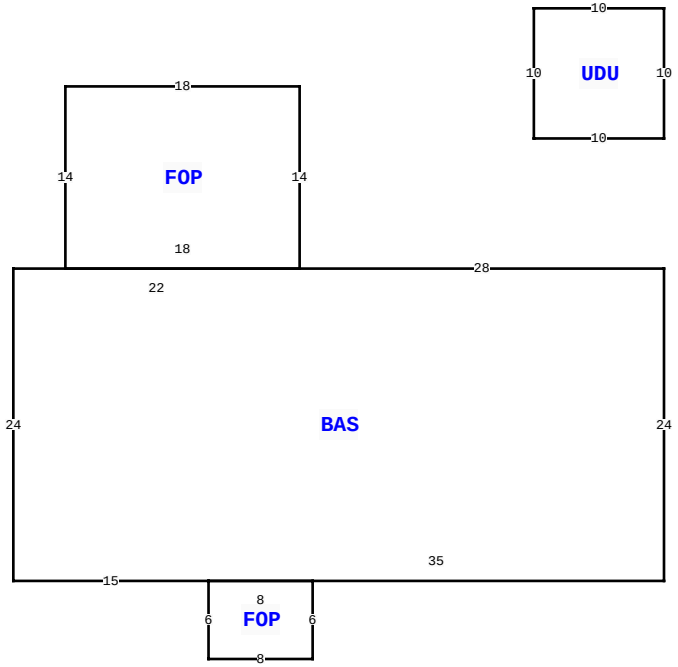
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 06 | BD/BATTEN 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| 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 | 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 | 1,200 | 100 | | 1,200 | 89,232 |
| FOP | 48 | 30 | | 14 | 1,041 |
| FOP | 252 | 30 | | 76 | 5,651 |
| UDU | 100 | 55 | | 55 | 4,090 |
| TOTALS | 1,600 | | | 1,345 | 100,014 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,345 | 104.0000 | 114.40 | 153,868 | 1960 | 1980 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1200 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

858 SW RIVERSIDE AVE, FORT WHITE

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 100,014 |
| TOTAL MARKET OB/XF VALUE | 2,088 |
| TOTAL LAND VALUE - MARKET | 120,000 |
| TOTAL MARKET VALUE | 222,102 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 222,102 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 222,102 |
| TOTAL JUST VALUE | 222,102 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 223,921 |

SALE:1:1: LOT 36 SEC 1 THREE RIVERS ESTATES

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048679 | Remodel | 31,301 | 11/16/2023 |
| 000047859 | Electrical Servic | 0 | 08/10/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0863/2003 | 7/20/1998 | WD | Q | I | | 95,000 |

GRANTOR: MACK

GRANTEE: VARNES

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 W22 S24 E15 E35 N24 $
FOP=[ORIG=-28,0] N14 W18 S14 E18 $
UDU=[ORIG=0,-10] N10 W10 S10 E10 $
FOP=[ORIG=-35,24] S6 E8 N6 W8 $
.

## 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 | 0 | 0 | 0 | 360.00 | UT | 14.50 | 14.50 | 100 | 1980 | 1980 | 3 | 40 | 2,088 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,088

| 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 | 0020 | C | VAC/WATER | 0 | | A-1 | 100.00 | 407.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 1,200.00 | 1,200.00 | 120,000 | | | | | | | |

REVIEW DATE 03/19/2026 BY robin Total Acres: 0.93 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 11/17/2026 BY SYS