LOT 38 SEC 1 THREE RIVERS ESTATE
680-356,360, 698-272, 839-2127,

RONSONET MARTHA ANN
P O BOX 3694
LAKE CITY, FL 32056

2027

00-00-00-00554-000

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	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

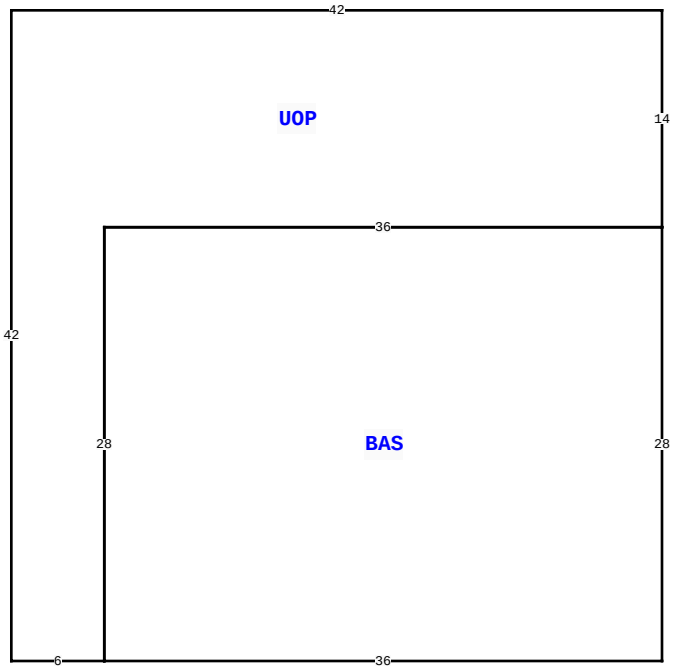
NEIGHBORHOOD/LOC 100000.01 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	61,163
UOP	756	20		151	9,162
TOTALS	1,764			1,159	70,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,159	84.8640	93.35	108,193	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1008 HX Base Yr



896 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	0294	SHED WOOD/	0	0	8	12	96.00	UT	2.00	2.00	100	1993	1993	3	100	192	
2	0084	DOCK-RIVER	0	0	0	0	1,016.00	UT	10.15	10.15	100	1980	1980	3	40	4,125	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	70,325
TOTAL MARKET OB/XF VALUE	4,317
TOTAL LAND VALUE - MARKET	114,000
TOTAL MARKET VALUE	188,642
SOH/AGL Deduction	0
ASSESSED VALUE	188,642
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,642
TOTAL JUST VALUE	188,642
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0839/2127	5/21/1997	WD	Q	V	03	20,000

GRANTOR: JOANN REYNOLDS

GRANTEE: NORBIE & MARTHA ANN

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N14 W42 S42 E6 N28 E36 $BAS= W36 S28 E36 N28$.

LAND DESCRIPTION

TOTAL OB/XF 4,317

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	0		A-1	100.00	353.00	100.00	FF		1.00	1.00	0.95	1,200.00	1,140.00	114,000							

REVIEW DATE 01/14/2016 BY DF Total Acres: 0.81 Total Land Value: 114,000 Market: 0 Agricultural: 0 Common: 114,000 PRINTED 11/17/2026 BY SYS