LOT 42 UNIT 1 THREE RIVERS ESTAT
405-91, DC 1270-333, LE 1484-549

MELTON JIM ALAN/SILER KERI SUZANNE
942 SW DEKLE RD
LAKE CITY, FL 32024

2027

00-00-00-00558-000

BUILDING CHARACTERISTICS

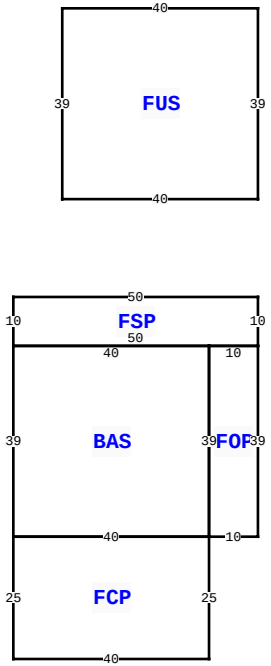
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	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	1,560	100		1,560	136,089
FCP	1,000	25		250	21,809
FOP	390	30		117	10,207
FSP	500	40		200	17,447
FUS	1,560	100		1,560	136,089
TOTALS	5,010			3,687	321,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,687	122.0100	134.21	494,832	1960	1995	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2025 Heated Area: 3120 HX Base Yr 2025



986 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	100	12	28	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0084	DOCK-RIVER	0	100	4	38	152.00	UT	14.50	14.50	100	1995	1995	3	40	882	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		321,641
TOTAL MARKET OB/XF VALUE		1,332
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		442,973
SOH/AGL Deduction		0
ASSESSED VALUE		442,973
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		391,562
TOTAL JUST VALUE		442,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9498	SFR	500,000,000	03/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/549	2/06/2023	LE	U	I	14	100

GRANTOR: MELTON SUZANNE COLLEY

GRANTEE: MELTON JIM ALEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-10,0] W40 S39 E40 N39 $
FUS=[ORIG=0,-30] N39 W40 S39 E40 $
FCP=[ORIG=-50,39] S25 E40 N25 W40 $
FSP=[ORIG=0,0] N10 W50 S10 E50 $
FOP=[ORIG=0,0] W10 S39 E10 N39 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,332

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	322.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

REVIEW DATE 01/14/2016 BY DF Total Acres: 0.74 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 11/17/2026 BY SYS