LOT 44 SEC 1 THREE RIVERS ESTATE
454-57,

LEVINGS ALBERT S JR
P O BOX 2758
LAKE CITY, FL 32056

2027

00-00-00-00560-000

BUILDING CHARACTERISTICS

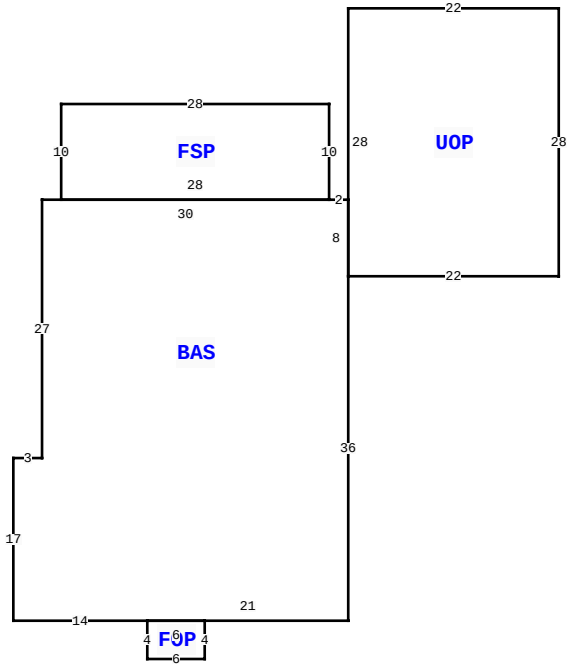
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	1,459	100		1,459	103,864
FOP	24	30		7	499
FSP	280	40		112	7,973
UOP	616	20		123	8,756
TOTALS	2,379			1,701	121,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,701	99.5680	109.52	186,294	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1459 HX Base Yr



1024 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	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	384	
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	0084	DOCK-RIVER	0	100	5	80	400.00	UT	14.50	14.50	100	2006	2006	3	40	2,320	
4	0040	BARN,POLE	0	100	18	36	648.00	UT	5.00	5.00	100	2006	2006	3	100	3,240	
5	0040	BARN,POLE	0	100	26	24	624.00	UT	5.00	5.00	100	2006	2006	3	100	3,120	
6	0294	SHED WOOD/	0	100	13	26	338.00	UT	20.00	20.00	100	2006	2006	3	100	6,760	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,091
TOTAL MARKET OB/XF VALUE		17,824
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		258,915
SOH/AGL Deduction		85,246
ASSESSED VALUE		173,669
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,258
TOTAL JUST VALUE		258,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N10 W28 S10 E28$ BAS= W30 S27 W3 S17 E14 FOP= S4 E6 N4 W6$ E21 N36 UOP= E22 N28 W22 S28$ N8 W2 $.

LAND DESCRIPTION

TOTAL OB/XF 17,824

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	396.00	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: 0.91 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 11/17/2026 BY SYS