LOT 47 SEC 1 THREE RIVERS ESTATE
WD 1259-1529, LE 1452-730,

DAVIS MICHAEL V/DAVIS CLARICE K
P O BOX 987
FORT WHITE, FL 32038

2027

00-00-00-00563-000

BUILDING CHARACTERISTICS

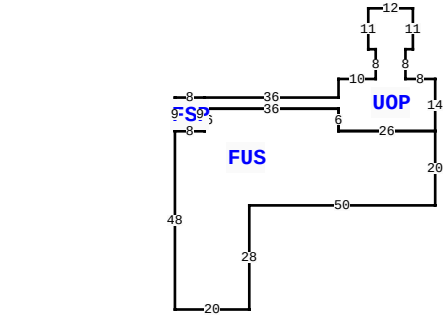
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.01	1.00/

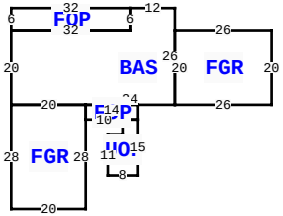
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100		952	98,092
FGR	520	55		286	29,469
FGR	560	55		308	31,736
FOP	56	30		17	1,752
FOP	192	30		58	5,976
FSP	72	40		29	2,988
FUS	2,176	100		2,176	224,211
UOP	104	20		21	2,164
UOP	668	20		134	13,807
TOTALS	5,300			3,981	410,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,981	144.1050	158.52	631,068	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 3128 HX Base Yr 2014





1080 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	840	
2	0170	FPLC 2STRY	0	100	0	0	2.00	UT	2,750.00	2,750.00	100	0	0	3	100	5,500	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	410,194
TOTAL MARKET OB/XF VALUE	12,840
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	543,034
SOH/AGL Deduction	137,632
ASSESSED VALUE	405,402
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	353,991
TOTAL JUST VALUE	543,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	550,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043837	Electrical Servic	0	03/03/2022
31483	MAINT/ALTR	50	10/01/2013
26206	REMODEL	165	09/06/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/730	10/27/2021	LE	U	I	14	0
GRANTOR: DAVIS MICHAEL V						
GRANTEE: DAVIS MICHAEL V						
1259/1529	8/09/2013	WD	Q	I	01	475,000
GRANTOR: CYNTHIA KATHLEEN AMY						
GRANTEE: MICHAEL V & CLARICE						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[ORIG=0,-40] E20 N28 E50 N20 W26 N6 W36 S6 W8 S48 $
BAS=[ORIG=0,0] W12 S6 W32 S20 E20 E24 N26 $
UOP=[ORIG=70,-88] N14 W8 N8 E2 N11 W12 S11 E2 S8 W10 S5 W36 S3 E36 S6 E26 $
FGR=[ORIG=-44,26] S28 E20 N28 W20 $
FGR=[ORIG=0,26] E26 N20 W26 S20 $
FOP=[ORIG=-12,0] W32 S6 E32 N6 $
UOP=[ORIG=-14,30] S4 W4 S11 E8 N15 W4 $
FSP=[ORIG=8,-97] S9 W8 N9 E8 $
FOP=[ORIG=-24,26] S4 E10 E4 N4 W14 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,840

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	383.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

REVIEW DATE 03/07/2022 BY JB Total Acres: 0.88 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 11/17/2026 BY SYS