LOT 48 SEC 1 THREE RIVERS ESTATE
308-118, 364-632, 765-660, PB 96

KIRBY GARLAND/KIRBY FLETCHER
P O BOX 567
LAKE CITY, FL 32056

2027

00-00-00-00564-000

BUILDING CHARACTERISTICS

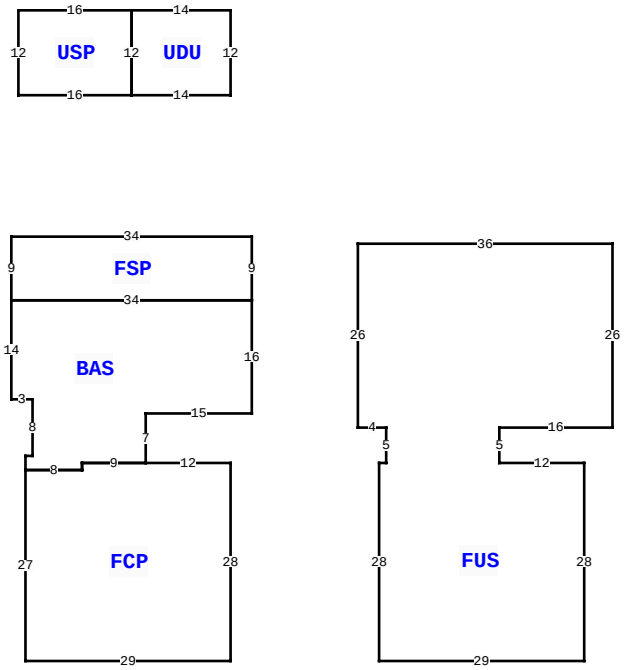
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	11	BD/BTN AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	659	100		659	44,510
FCP	804	25		201	13,576
FSP	306	40		122	8,240
FUS	1,828	100		1,828	123,467
UDU	168	55		92	6,214
USP	192	35		67	4,525
TOTALS	3,957			2,969	200,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,969	92.2688	112.57	334,220	1957	1957	0	0	0	40.00	60.00

1 SFR PILING 0% - 0 Heated Area: 2487 HX Base Yr



1094 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	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0030	BARN,MT	0	0	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	512	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	200,532
TOTAL MARKET OB/XF VALUE	1,012
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	321,544
SOH/AGL Deduction	0
ASSESSED VALUE	321,544
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	321,544
TOTAL JUST VALUE	321,544
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053032	Roof Replacement	14,000	05/06/2025
7921	ADDN SFR	29,000	12/21/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1023/0377	8/10/2004	WD	Q	I	01	100
GRANTOR: GARLAND & FLETCHER KI						
GRANTEE: FLETCHERKIRBY TRUST						
1023/0374	8/10/2004	WD	Q	I	01	100
GRANTOR: GARLAND & FLETCHER KI						
GRANTEE: GARLAND KIRBY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[ORIG=50,0] N28 W12 N5 E16 N26 W36 S26 E4 S5 W1 S28 E29 $
FCP=[ORIG=0,0] N28 W12 W9 S1 W8 S27 E29 $
BAS=[ORIG=-12,-28] N7 E15 N16 W34 S14 E3 S8 W1 S2 E8 N1 E9 $
FSP=[ORIG=3,-51] N9 W34 S9 E34 $
USP=[ORIG=-14,-92] W16 S12 E16 N12 $
UDU=[ORIG=0,-80] N12 W14 S12 E14 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,012

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	381.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

REVIEW DATE 05/28/2025 BY chuck Total Acres: 0.87 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 11/17/2026 BY SYS