LOT 49 SEC 1 THREE RIVERS ESTATE
545-413, 551-496, PB 1120-91, QC

MCCALL FAMILY TRUST DATED JUNE 30, 2021
1120 SW RIVESIDE AVE
FORT WHITE, FL 32038

2026

00-00-00-00565-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

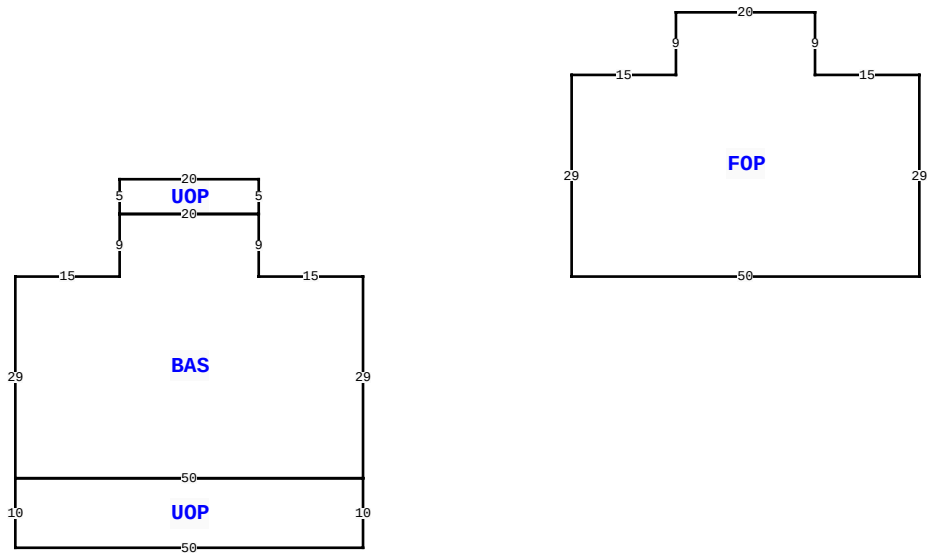
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.01	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100		1,630	216,677
FOP	1,630	30		489	65,004
UOP	100	20		20	2,659
UOP	500	20		100	13,293
TOTALS	3,860			2,239	297,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,239	118.4370	144.49	323,513	2017	2017	0	0	0	8.00	92.00

1 SFR PILING 100% - 2015 Heated Area: 1630 HX Base Yr 2015



1120 SW RIVERSIDE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		297,632
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		419,552
SOH/AGL Deduction		103,678
ASSESSED VALUE		315,874
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		264,463
TOTAL JUST VALUE		419,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34826	SFR	712	01/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/2508	6/30/2021	WD	U	I	11	0
GRANTOR: MCCALL THOMAS MARTIN						
GRANTEE: MCCALL FAMILY TRUST						
1258/0114	7/16/2013	WD	U	I	30	100
GRANTOR: LINDA K STEBBINS MCCA						
GRANTEE: THOMAS M & LINDA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 N9 W20 S9 W15 S29 E50 N29 $
FOP=[ORIG=30,0] E50 N29 W15 N9 W20 S9 W15 S29 $
UOP=[ORIG=-50,29] S10 E50 N10 W50 $
UOP=[ORIG=-15,-9] N5 W20 S5 E20 $
.

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	16	24	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0120	CLFENCE 4	0	100	0	0	320.00	UT	2.50	2.50	100	1993	1993	3	100	800	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
4	0166	CONC,PAVMT	0	100	14	15	210.00	UT	2.00	2.00	100	2017	2017	3	100	420	

LAND DESCRIPTION

TOTAL OB/XF 1,920

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	0130	C	SFR WATER	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 12/20/2017 BY HC Total Acres: 0.91 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 03/26/2026 BY SYS