LOT 6 & S1/2 OF LOT 5 UNIT 1-A T ESTATES.

TRAMEL THOMAS S III TRUST DATED AUGUST 28, 2026
1254 SW RIVERSIDE AVE
FORT WHITE, FL 32038

2027

00-00-00-00568-006

BUILDING CHARACTERISTICS

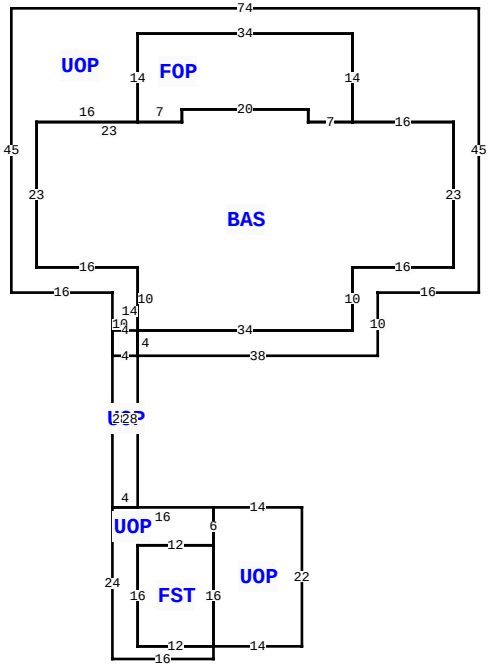
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,898	100		1,898	243,206
FOP	436	30		131	16,786
FST	192	55		106	13,583
UOP	112	20		22	2,819
UOP	192	20		38	4,869
UOP	308	20		62	7,945
UOP	1,416	20		283	36,263
TOTALS	4,554			2,540	325,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,540	118.3840	144.43	366,852	2014	2014	0	0	0	11.28	88.72

2 SFR PILING 100% - 2013 Heated Area: 1898 HX Base Yr 2013



1254 SW RIVERSIDE AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		325,471
TOTAL MARKET OB/XF VALUE		4,796
TOTAL LAND VALUE - MARKET		140,364
TOTAL MARKET VALUE		470,631
SOH/AGL Deduction		106,956
ASSESSED VALUE		363,675
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		312,264
TOTAL JUST VALUE		470,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31399	SFR	1,103	08/28/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/2119	9/10/2026	QC	U	I	11	0
GRANTOR: TRAMEL THOMAS S III						
GRANTEE: TRAMEL THOMAS S III						
0702/0640	11/07/1989	WD	U	V		41,500
GRANTOR: WAITE EMMETTE P						
GRANTEE: TRAMEL TOM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= E34 N10 E16 N23 W16 FOP= N14 W34 S14 E7 N2 E20 S2 E7$ W7 N2 W20 S2 W23 S23 E16 S10$ UOP= S4 E38 N10 E16 N45 W74 S45 E16 S10 E4 N14 W16 N23 E16 N14 E34 S14 E16 S23 W16 S10 W34$ UOP= W4 S28 UOP= S24 E16 N2 W12 N16 FST= S16 E12 N16 W12$ E12 UOP= S16 E14 N22 W14 S6$ N6 W16$ E4 N28$.

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	0084	DOCK-RIVER	0	100	0	0	620.00	UT	14.50	14.50	100	1990	1990	3	40	3,596	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,796

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	0100	C	SFR	100		A-1	78.00	613.00	77.98	FF		1.00	1.00	1.00	1,200.00	1,200.00	93,576							
2	0132	C	SFR RIVER	100			39.00	642.00	38.99	FF		1.00	1.00	1.00	1,200.00	1,200.00	46,788							

REVIEW DATE 03/02/2016 BY DF Total Acres: 1.67 Total Land Value: 140,364 Market: 0 Agricultural: 0 Common: 140,364 PRINTED 11/17/2026 BY SYS