LOT 7 UNIT 1-A THREE RIVERS ESTA
631-492, DC 1469-2216

ARNETT KAREN E
15319 PALOMA PARK LN
LITHIA, FL 33547

2027

00-00-00-00568-007

BUILDING CHARACTERISTICS

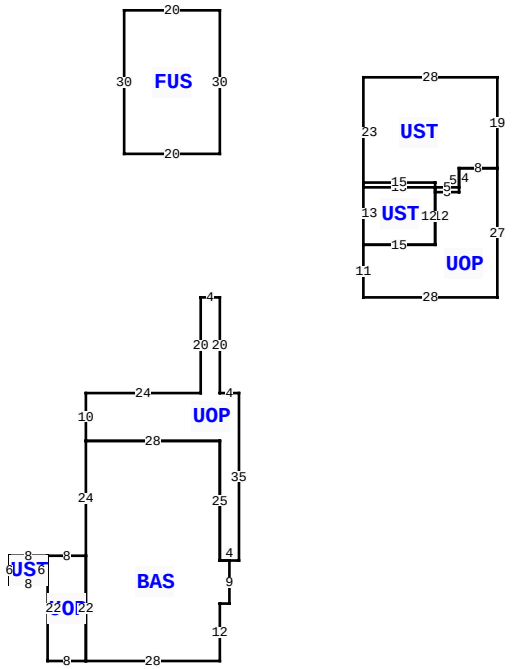
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,306	100		1,306	118,892
FUS	600	100		600	54,621
UOP	176	20		35	3,187
UOP	496	20		99	9,013
UOP	500	20		100	9,104
UST	48	45		22	2,003
UST	195	45		88	8,011
UST	617	45		278	25,308
TOTALS	3,938			2,528	230,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,528	118.4400	144.50	365,296	1988	1988	0	0	0	37.00	63.00

1 SFR PILING 0% - 2023 Heated Area: 1906 HX Base Yr



1260 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	0084	DOCK-RIVER	0	0	0	0	805.00	UT	14.50	14.50	100	2006	2006	3	40	4,669	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	230,136
TOTAL MARKET OB/XF VALUE	5,969
TOTAL LAND VALUE - MARKET	93,576
TOTAL MARKET VALUE	329,681
SOH/AGL Deduction	0
ASSESSED VALUE	329,681
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	329,681
TOTAL JUST VALUE	329,681
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0631/0492	8/18/1987	WD	Q	V		34,000

GRANTOR: THREE RIVERS EST

GRANTEE: ARNETT CHARLES E &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-28,30] S24 S22 E28 N12 E2 N9 W2 N25 W28 $
UST=[ORIG=58,-27] N19 W28 S23 E15 S1 E5 N5 E8 $
FUS=[ORIG=0,-30] N30 W20 S30 E20 $
UOP=[ORIG=0,0] W4 S20 W24 S10 E28 S25 E4 N35 W4 N20 $
UOP=[ORIG=30,0] E28 N27 W8 S4 W5 S12 W15 S11 $
UST=[ORIG=45,-23] N1 W15 S13 E15 N12 $
UOP=[ORIG=-28,54] W8 S22 E8 N22 $
UST=[ORIG=-36,54] W8 S6 E8 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,969

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	78.00	583.00	77.98	FF		1.00	1.00	1.00	1,200.00	1,200.00	93,576							

REVIEW DATE 03/02/2016 BY DF Total Acres: 1.04 Total Land Value: 93,576 Market: 0 Agricultural: 0 Common: 93,576 PRINTED 11/17/2026 BY SYS