LOT 8 UNIT 1-A THREE RIVERS ESTA
670-439, 864-1752, WD 1418-80, W

SMADU LLC
824 NE 9TH AVE
GAINESVILLE, FL 32601

2026

00-00-00-00568-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1276 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	0294	SHED WOOD/	0	0	17	12	1.00	UT	25,000.00	25,000.00	100	2026	2025		100	25,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	25,000
TOTAL LAND VALUE - MARKET	93,576
TOTAL MARKET VALUE	118,576
SOH/AGL Deduction	0
ASSESSED VALUE	118,576
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,576
TOTAL JUST VALUE	118,576
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,511

LAND:1:1: LOT 8 UNIT 1-A THREE RIVERS ESTATES.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/2064	10/04/2022	WD	Q	I	01	232,000
GRANTOR: WAJ RUSTIC VACATION L						
GRANTEE: SMADU LLC						
1418/0080	8/20/2020	WD	Q	I	01	150,000
GRANTOR: WILLIAM R JR & JOYCE						
GRANTEE: WAJ RUSTIC VACATION						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 25,000

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	0700	C	MISC RES	0		A-1	78.00	582.00	77.98	FF		1.00	1.00	1.00	1,200.00	1,200.00	93,576							

REVIEW DATE 01/12/2023 BY CP — Total Acres: 1.04 — Total Land Value: 93,576 — Market: 0 — Agricultural: 0 — Common: 93,576 — PRINTED 06/12/2026 BY SYS