LOT 12 UNIT 1A THREE RIVERS ESTA
UNIT 9 THREE RIVERS ESTATES.

KEPPLE JOANNA K
1334 SW RIVERSIDE AVE
FORT WHITE, FL 32038

2027

00-00-00-00568-012

BUILDING CHARACTERISTICS

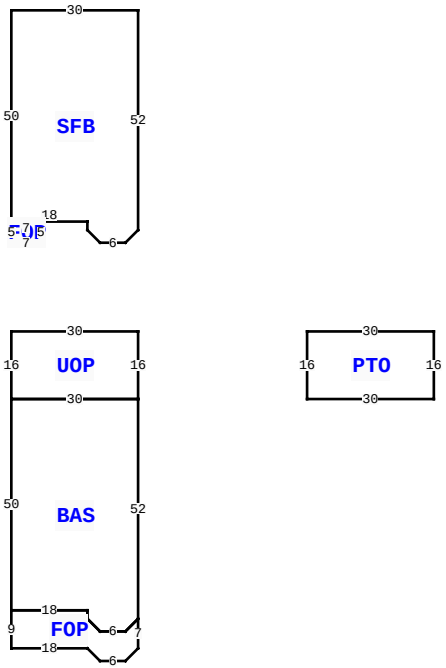
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,551	100		1,551	131,785
FOP	35	30		10	850
FOP	246	30		74	6,288
PTO	480	5		24	2,039
SFB	1,551	80		1,241	105,445
UOP	480	20		96	8,157
TOTALS	4,343			2,996	254,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,996	104.7375	115.21	345,169	2004	2004	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2005 Heated Area: 3102 HX Base Yr 2005



1334 SW RIVERSIDE AVE, FORT WHITE

BLD DATE		LGL DATE	04/14/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		254,562
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		58,788
TOTAL MARKET VALUE		313,350
SOH/AGL Deduction		82,508
ASSESSED VALUE		230,842
TOTAL EXEMPTION VALUE	HX HB VX WX	61,411
BASE TAXABLE VALUE		169,431
TOTAL JUST VALUE		313,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,990

PRMT:1:1: TRVL TRL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16687	SFR	250	03/03/2000
13160	M H	75	10/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0765/1231	9/10/1992	WD	U	V	12	27,500

GRANTOR: EVELYN ANDREWS

GRANTEE: DEAN A KEPPLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W30 S50 E18 S2 D3R3 E6 U3R3 N52 $
SFB=[ORIG=0,-40] N52 W30 S50 E18 S2 D3R3 E6 U3R3 $
UOP=[ORIG=0,0] N16 W30 S16 E30 $
PTO=[ORIG=40,0] E30 N16 W30 S16 $
FOP=[ORIG=-30,50] S9 E18 D3R3 E6 U3R3 N7 D3L3 W6 U3L3 N2 W18 $
FOP=[ORIG=-30,-42] S5 E7 N5 W7 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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	630.00	77.98	FF		1.00	1.00	0.50	1,200.00	600.00	46,788							
2	0000	C	VAC RES	100		00	104.00	316.00	1.00	LT		1.00	1.00	0.50	24,000.00	12,000.00	12,000							

REVIEW DATE 03/01/2016 BY DF Total Acres: 1.88 Total Land Value: 58,788 Market: 0 Agricultural: 0 Common: 58,788 PRINTED 11/17/2026 BY SYS