LOT 16 UNIT 1-A THREE RIVERS EST
472-380, 790-837, WD 1404-111,

THE PAUL E HEINMULLER JR & ELENA Y HEINMULLER REV
1382 SW RIVERSIDE AVE
FORT WHITE, FL 32038

2027

00-00-00-00568-016

BUILDING CHARACTERISTICS

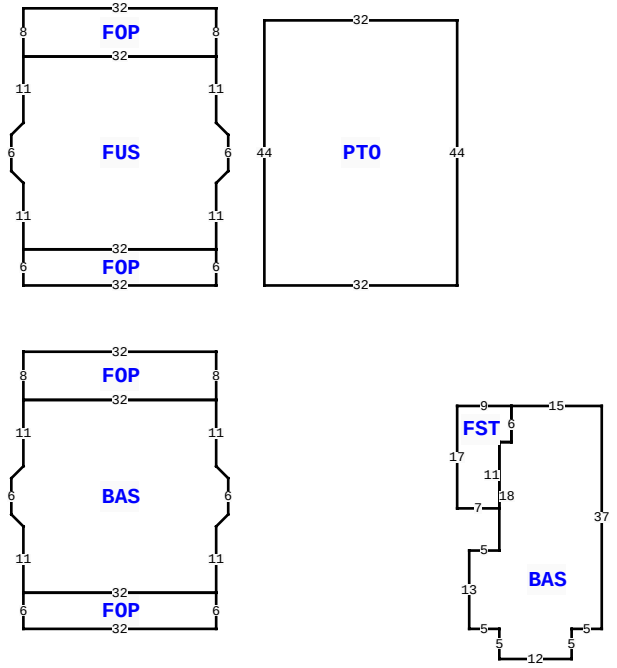
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.5	2.5 100
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	742	100		742	80,072
BAS	1,056	100		1,056	113,956
FOP	192	30		58	6,259
FOP	192	30		58	6,259
FOP	256	30		77	8,309
FOP	256	30		77	8,309
FST	131	55		72	7,770
FUS	1,056	100		1,056	113,956
PTO	1,408	5		70	7,554
TOTALS	5,289			3,266	352,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	3,266	124.5829	151.99	496,399	1996	1996	0	0	0	29.00	71.00

1 SFR PILING 100% - 1997 Heated Area: 2854 HX Base Yr 1997



1382 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		352,443
TOTAL MARKET OB/XF VALUE		17,435
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		489,878
SOH/AGL Deduction		211,621
ASSESSED VALUE		278,257
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		221,846
TOTAL JUST VALUE		489,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		489,878

SALE:1:1: NICE WATERFRONT LOT-HAS PERMIT FOR WELL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043523	Electrical Servic	0	01/13/2022
10086	SFR	225	08/17/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/0111	1/21/2020	WD	U	I	11	100
GRANTOR: PAUL E JR & ELENA Y H						
GRANTEE: PAUL E JR & ELENA Y						
0790/0837	5/02/1994	WD	U	V	12	49,000
GRANTOR: JOHNNY FORTUNE						
GRANTEE: PAUL E JR & ELENA Y						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[ORIG=40,-30] N44 W32 S44 E32 $
BAS=[ORIG=0,0] N11 W32 S11 D2L2 S6 D2R2 S11 E32 N11 U2R2 N6 U2L2 $
FUS=[ORIG=0,-36] N11 U2R2 N6 U2L2 N11 W32 S11 D2L2 S6 D2R2 S11 E32 $
BAS=[ORIG=49,-10] E15 S37 W5 S5 W12 N5 W5 N13 E5 N18 E2 N6 $
FOP=[ORIG=0,-11] N8 W32 S8 E32 $
FOP=[ORIG=0,-68] N8 W32 S8 E32 $
FOP=[ORIG=-32,21] S6 E32 N6 W32 $
FOP=[ORIG=0,-30] N6 W32 S6 E32 $
FST=[ORIG=40,-10] E9 S6 W2 S11 W7 N17 $
.

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	0100	ELEV.PASS	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	10,000	
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	2,000	
3	0084	DOCK-RIVER	0	100	3	50	150.00	UT	14.50	14.50	20	2006	2006	3	20	435	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 17,435

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	100.00	345.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

REVIEW DATE 02/08/2022 BY JB Total Acres: 0.79 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 11/17/2026 BY SYS