LOTS 30 & 31 UNIT 2 THREE RIVERS
441-466,

BONDS RANDALL J JR/BONDS HELEN L
3187 SE COUNTY RD 245
LAKE CITY, FL 32025

2026

00-00-00-00585-000

BUILDING CHARACTERISTICS

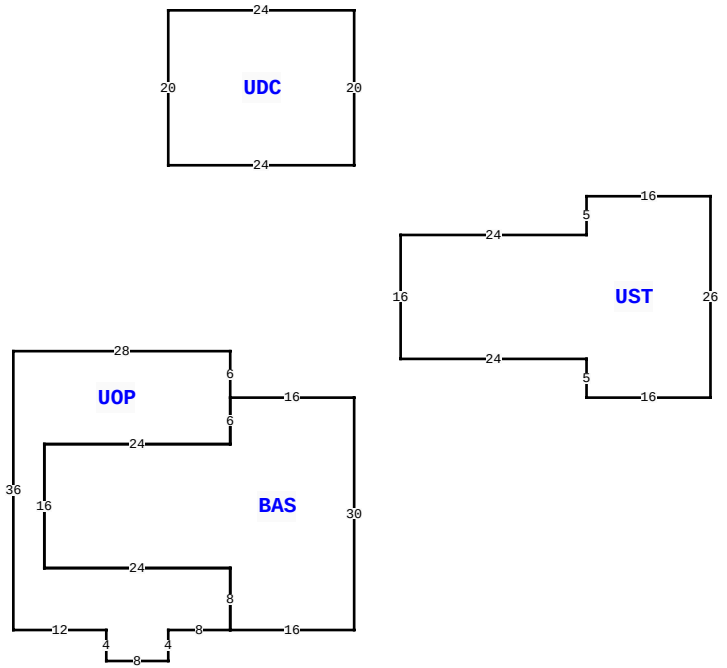
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	100000.02	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	63,708
UDC	480	25		120	8,848
UOP	656	20		131	9,660
UST	800	45		360	26,545
TOTALS	2,800			1,475	108,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,475	101.2860	113.44	167,324	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 864 HX Base Yr



192 SW SANTA FE DR, FORT WHITE

BLD DATE		LGL DATE	05/13/2025 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
1	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	108,761
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	99,000
TOTAL MARKET VALUE	208,161
SOH/AGL Deduction	13,007
ASSESSED VALUE	195,154
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,154
TOTAL JUST VALUE	208,161
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0548/0385	10/01/1984	WD	Q	I		35,000
GRANTOR:						
GRANTEE:						
0441/0466	1/01/1980	03	Q	I		25,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 S6 W24 S16 E24 S8 E16 N30 $
UST=[ORIG=30,0] E16 N26 W16 S5 W24 S16 E24 S5 $
UOP=[ORIG=-16,0] N6 W28 S36 E12 S4 E8 N4 E8 N8 W24 N16 E24 N6 $
UDC=[ORIG=0,-30] N20 W24 S20 E24 $
.

LAND DESCRIPTION

TOTAL OB/XF 400

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	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							
2	0020	C	VAC/WATER	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	0.32	750.00	240.00	24,000							

REVIEW DATE 02/18/2016 BY DF Total Acres: 0.00 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 06/15/2026 BY SYS