

LOT 38 THREE RIVERS EST UNIT 2.  
482-500, 793-585 THRU 587, QC 11

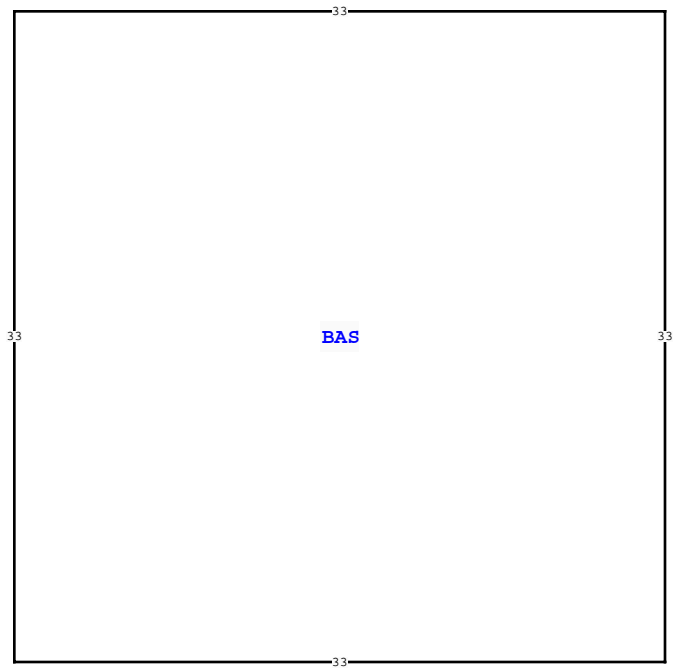
KALLOP CHRISTOPHER/KALLOP LAURA  
404 SW SANTA FE DR  
FORT WHITE, FL M 32038

**2026**

00-00-00-00586-002

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 80
Interior Wall	05	DRYWALL 20
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR PILING	100%	- 2024									
Heated Area: 1089						HX Base Yr 2024						



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	1,089	100		1,089	102,335
TOTALS	1,089			1,089	102,335

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE		102,335		
TOTAL MARKET OB/XF VALUE		2,601		
TOTAL LAND VALUE - MARKET		54,600		
TOTAL MARKET VALUE		159,536		
SOH/AGL Deduction		32,588		
ASSESSED VALUE		126,948		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		75,537		
TOTAL JUST VALUE		159,536		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		157,080		

SALE:1:1: INCLUDED 00586-003			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1320/1388	8/11/2016	WD	U	I	12	110,500
GRANTOR:WF MASTER REO 2015-01						
GRANTEE:CHRISTOPHER & LAURA						
1310/1837	3/02/2016	CT	U	I	18	100
GRANTOR:CLERK OF COURT (KLOTZ						
GRANTEE:WF MASTER REO 2015-						

EXTRA FEATURES																
L N	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0084	DOCK-RIVER	0	100	0	0	133.00	UT	14.50	100	1998	1998	3	40	771	
3	0258	PATIO	0	100	14	15	210.00	UT	3.00	100	1993	1993	3	100	630	

404 SW SANTA FE DR, FORT WHITE										BLD DATE		LGL DATE		05/13/2025	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W33 S33 E33 N33\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		A-1	0.00	0.00	56.00	FF		1.00	1.00	1.30	750.00	975.00	54,600								