LOTS 8 & 9 UNIT 3 THREE RIVERS E

292-606, 787-186, 818-1047, 846-

SUWANNEE RIVER WATER RETREATS LLC
4498 SW US HIGHWAY 90
LAKE CITY, FL 32055

2026

00-00-00-00591-000

BUILDING CHARACTERISTICS

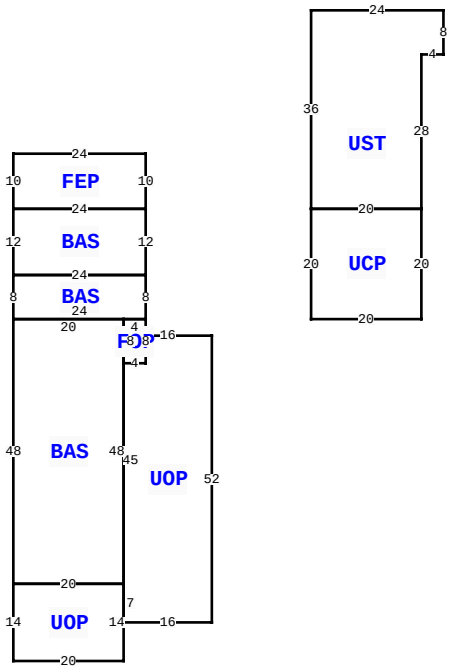
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	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	100000.03	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	21,983
BAS	288	100		288	32,975
BAS	960	100		960	109,916
FEP	240	80		192	21,983
FOP	32	30		10	1,145
UCP	400	20		80	9,160
UOP	280	20		56	6,412
UOP	832	20		166	19,007
UST	752	45		338	38,699
TOTALS	3,976			2,282	261,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,282	125.1300	152.66	348,370	1981	2000	0	0	0	25.00	75.00

1 SFR PILING 0% - 2022 Heated Area: 1440 HX Base Yr



960 SW IOWA DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC,PAVMT	0	0	12	46	552.00	UT	1.50	1.50	100	1993	1993	3	100	828	
4	0084	DOCK-RIVER	0	0	0	0	768.00	UT	14.50	14.50	100	2022	2021	3	70	7,795	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	
6	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	261,278
TOTAL MARKET OB/XF VALUE	16,023
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	427,301
SOH/AGL Deduction	0
ASSESSED VALUE	427,301
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	427,301
TOTAL JUST VALUE	427,301
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	431,530

SALE:3:1: LOT 8 UNIT 3 THREE RIVERS ESTATES

SALE:2:1: LOT 8 UNIT 3 THREE RIVERS ESTATES

SALE:1:1: LOT 8 UNIT 3 THREE RIVERS ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33743	MAINT/ALTR	50	02/05/2016
31819	ADDN SFR	125	03/20/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/250	6/17/2021	WD	Q	I	01	361,000
GRANTOR: NORRIS TANA						
GRANTEE: SUWANNEE RIVER WATE						
0846/0581	9/16/1997	WD	Q	I		55,000
GRANTOR: O P DAUGHTRY III						
GRANTEE: GUERRY & TANA ESPEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-4,0] W20 S48 E20 N48 $
UOP=[ORIG=-4,48] S7 E16 N52 W16 S45 $
UST=[ORIG=50,-20] N28 E4 N8 W24 S36 E20 $
UCP=[ORIG=30,0] E20 N20 W20 S20 $
BAS=[ORIG=0,-8] N12 W24 S12 E24 $
UOP=[ORIG=-24,48] S14 E20 N14 W20 $
FEP=[ORIG=0,-20] N10 W24 S10 E24 $
BAS=[ORIG=0,0] N8 W24 S8 E24 $
FOP=[ORIG=0,0] W4 S8 E4 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,023

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	0000	C	VAC RES	0			0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

REVIEW DATE 02/11/2016 BY DF Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 06/17/2026 BY SYS