LOT 10 UNIT 3 THREE RIVERS ESTAT
416-317, 1000-1142, WD 1118-926,

GRAHAM DONALD AND JANIE FAMILY REVOCABLE TRUST
5697 SW COUNTY ROAD 18
LAKE BUTLER, FL 32054

2026

00-00-00-00592-000

BUILDING CHARACTERISTICS

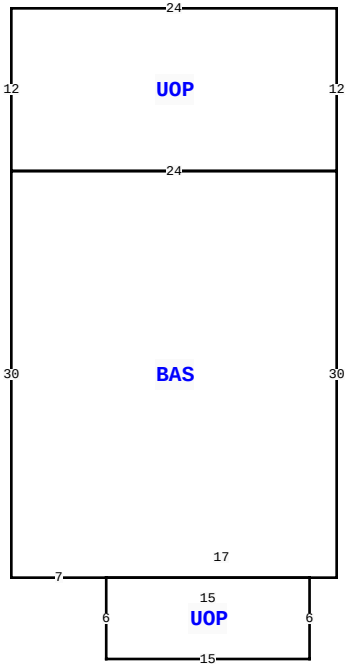
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	100000.03	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	45,222
UOP	90	20		18	1,130
UOP	288	20		58	3,643
TOTALS	1,098			796	49,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	796	83.7400	104.68	83,325	1958	1958	0	0	0	40.00	60.00

1 SFR PILING 0% - 2026 Heated Area: 720 HX Base Yr



1000 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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0166	CONC,PAVMT	0	0	24	30	720.00	UT	7.00	7.00	100	2016	2016	3	100	5,040	
3	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	49,995
TOTAL MARKET OB/XF VALUE	5,740
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	130,735
SOH/AGL Deduction	0
ASSESSED VALUE	130,735
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,735
TOTAL JUST VALUE	130,735
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1946	3/14/2019	WD	U	I	11	0
GRANTOR: GRAHAM DONALD W						
GRANTEE: GRAHAM DONALD AND J						
1550/1937	3/14/2019	WD	U	I	11	0
GRANTOR: GRAHAM DONALD W						
GRANTEE: GRAHAM DONALD W						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N12 W24 S12 E24$ BAS= W24 S30 E7 UOP= S6 E15 N6 W15$ E17 N30$.

LAND DESCRIPTION

TOTAL OB/XF 5,740

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							

REVIEW DATE 02/11/2016 BY DF Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 04/10/2026 BY SYS