LOT 12 UNIT 3 THREE RIVERS ESTAT
405-385, 718-825, 801-367, QC 13

EPPERSON DEBORAH M/ALLNOTT ANDREA M
3431 NE 170TH AVE
WILLISTON, FL 32696

2026

00-00-00-00594-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1031 SW IOWA DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,932
TOTAL LAND VALUE - MARKET	29,160
TOTAL MARKET VALUE	36,092
SOH/AGL Deduction	4,182
ASSESSED VALUE	31,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,910
TOTAL JUST VALUE	36,092
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,092

PRCL:0:1: 3-3-16 COA PER GRADY EPPERSON-PHONE

LAND:1:1: NON BUILDABLE LOT GIVEN ADJ

SALE:1:1: LOT 12 UNIT 3 THREE RIVERS ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1342/0947	8/09/2017	QC	U	V	11	0
GRANTOR: GRADY G & MARTHA J EP						
GRANTEE: DEORAH EPPERSON, AN						
0801/0367	1/23/1995	WD	Q	V		12,500
GRANTOR: HERBERT SHEVINS						
GRANTEE: GRADY G & MARTHA J						

BUILDING NOTES

BUILDING DIMENSIONS

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	0084	DOCK-RIVER	0	0	12	12	144.00	UT	14.50	14.50	20	2006	2006	3	20	418	
2	0296	SHED METAL	0	0	8	10	80.00	UT	2.00	2.00	100	2000	2000	3	100	160	
3	0263	PRCH,USP	0	0	12	38	456.00	UT	18.00	18.00	50	2006	2006	3	50	4,104	
4	0261	PRCH, UOP	0	0	5	12	60.00	UT	9.00	9.00	100	2006	2006	3	100	540	
5	0252	LEAN-TO W/	0	0	12	36	432.00	UT	2.50	2.50	100	2006	2006	3	100	1,080	
6	0252	LEAN-TO W/	0	0	7	36	252.00	UT	2.50	2.50	100	2006	2006	3	100	630	

LAND DESCRIPTION

TOTAL OB/XF 6,932

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	0700	C	MISC RES	0		A-1	0.00	0.00	97.20	FF		1.00	1.00	0.40	750.00	300.00	29,160							

REVIEW DATE 02/15/2016 BY DF Total Acres: 0.00 Total Land Value: 29,160 Market: 0 Agricultural: 0 Common: 29,160 PRINTED 04/10/2026 BY SYS