

LOTS 13 & 14 UNIT 3 THREE RIVER  
422-27, 944-964, WD 1317-2396,

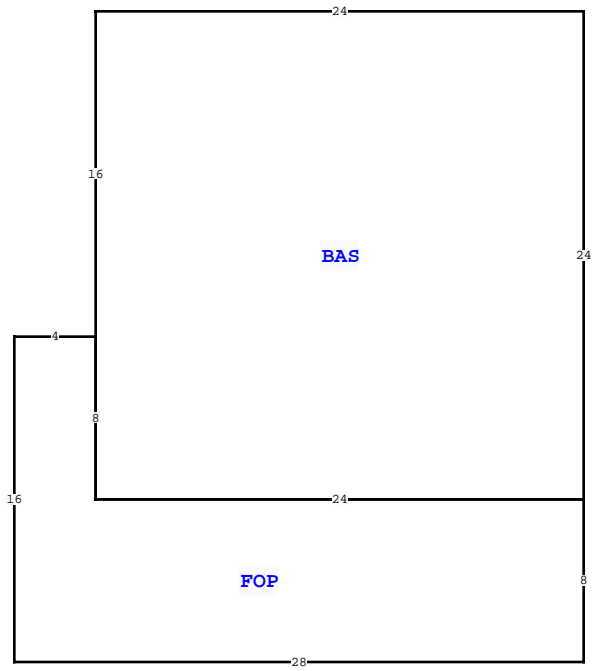
KEROUAC CHRIS/KEROUAC THERESA A  
818 LAKESIDE TERR  
PALM HARBOR, FL 34683

**2026**

00-00-00-00594-001

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	06 VINYL ASB 100				
Air Condition	02 WINDOW 100				
Heating Type	03 FORCED AIR 100				
Bedrooms	1 100				
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	576	100		576	45,139
FOP	256	30		77	6,034
TOTALS	832			653	51,173

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1 SFR PILING		0% - 0										Heated Area: 576 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			51,173
TOTAL MARKET OB/XF VALUE			1,536
TOTAL LAND VALUE - MARKET			115,399
TOTAL MARKET VALUE			168,108
SOH/AGL Deduction			22,236
ASSESSED VALUE			145,872
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			145,872
TOTAL JUST VALUE			168,108
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			127,709
LAND:2:1: THIS LOT IS NOT BUILDABLE STATED IN WD D			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053540	Roof Replacement	7,000	07/08/2025
34114	RECONNECT	75	06/03/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/2396	6/30/2016	WD Q	Q	I	01	110,000
GRANTOR: SANDRA M CAMPBELL & L						
GRANTEE: CHRIS & THERESA A K						
0944/0964	12/21/2001	WD Q	Q	I	06	0
GRANTOR: SANDRA M CAMPBELL						
GRANTEE: SANDRA M CAMPBELL L						

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	0166	CONC,PAVMT	0	0	24	32		768.00	UT	2.00				2.00	100	2015	2015	3	100	1,536	

1029 SW IOWA DR, FORT WHITE  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
05/13/2025 MLU

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W24 S16 FOP= W4 S16 E28 N8 W24 N8 S8 E24 N24 S.

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	0		A-1	100.00	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	153.00	0.00	153.90	FF		1.00	1.00	0.35	750.00	262.50	40,399							