

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

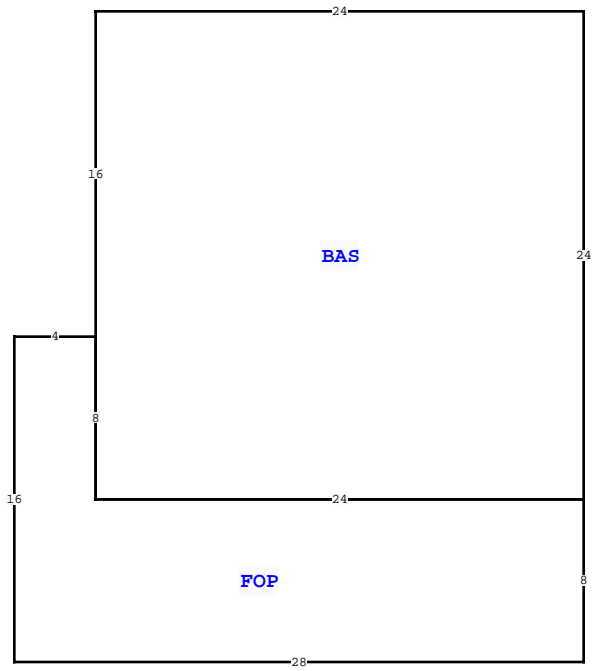
KEROUAC CHRIS/KEROUAC THERESA A  
818 LAKESIDE TERR  
PALM HARBOR, FL 34683

**2026**

00-00-00-00594-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
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
BAS	576	100	
FOP	256	30	
TOTALS	832		

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			52,430
TOTAL MARKET OB/XF VALUE			1,536
TOTAL LAND VALUE - MARKET			115,399
TOTAL MARKET VALUE			169,365
SOH/AGL Deduction			23,493
ASSESSED VALUE			145,872
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			145,872
TOTAL JUST VALUE			169,365
NCON VALUE			0
INCOME VALUE			0
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		I	01	110,000
GRANTOR: SANDRA M CAMPBELL & L						
GRANTEE: CHRIS & THERESA A K						
0944/0964	12/21/2001	WD 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	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								