LOTS 26 & 27 UNIT 3 THREE RIVERS
801-1879, 826-017, 910-194,

DAVIS CHARLES R JR
150 SW MANATEE TERR
FORT WHITE, FL 32038

2026

00-00-00-00595-026

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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	6,850
TOTAL LAND VALUE - MARKET	40,800
TOTAL MARKET VALUE	47,650
SOH/AGL Deduction	17,445
ASSESSED VALUE	30,205
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,205
TOTAL JUST VALUE	47,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0826/0017	7/30/1996	WD	Q	V		9,000
GRANTOR: RICHARD JAYNES & DARL						
GRANTEE: CHARLES R DAVIS JR						
0801/1879	1/19/1995	WD	U	V	12	7,200
GRANTOR: THREE RIVERS ESTATES						
GRANTEE: RICHARD JAYNES & DA						

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	0166	CONC,PAVMT	0	0	20	24	480.00	UT	2.00	2.00	100	2005	2005	3	100	960	
2	0060	CARPORT F	0	0	24	36	864.00	UT	5.00	5.00	100	2005	2005	3	100	4,320	
3	0296	SHED METAL	0	0	12	24	288.00	UT	5.00	5.00	50	2005	2005	3	50	720	
4	0296	SHED METAL	0	0	10	14	140.00	UT	5.00	5.00	50	2005	2005	3	50	350	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 6,850

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		00	0.00	0.00	2.00	LT		1.00	1.00	0.85	24,000.00	20,400.00	40,800							

REVIEW DATE 04/15/2016 BY DF Total Acres: 0.89 Total Land Value: 40,800 Market: 0 Agricultural: 0 Common: 40,800 PRINTED 04/16/2026 BY SYS