

LOT 5 UNIT 4 THREE RIVERS EST
622-111, 683-524, 712-133, 854-7

STILP CYNTHIA
176 SW BRIDGE LN
FORT WHITE, FL 32038

2026

00-00-00-00604-005

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
06	BD/BATTEN 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
02	WINDOW 100				
02	CONVECTION 100				
	3 100				
	1.5 100				
01	NONE 100				
1.	1. 100				
05	CONV 100				
	0 100				
01	01 100				
01	01 100				
02	02				
0100	SINGLE FAMILY				
			02		
		100000.04	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	170	100		170	8,548
BAS	240	100		240	12,068
BAS	380	100		380	19,108
BAS	732	100		732	36,808
UOP	264	20		53	2,665
TOTALS	1,786			1,575	79,197

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,575	67.8640	77.36	121,842	1973	1973	0	0	35.00	65.00
1 SINGLE FAM 0% - 2026 Heated Area: 1522 HX Base Yr											

COLUMBIA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		79,197		
TOTAL MARKET OB/XF VALUE		700		
TOTAL LAND VALUE - MARKET		24,000		
TOTAL MARKET VALUE		103,897		
SOH/AGL Deduction		0		
ASSESSED VALUE		103,897		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		103,897		
TOTAL JUST VALUE		103,897		
NCON VALUE		0		
INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE		106,865		
SALE:2:1: REAL ESTATE PEOPLE				
XFOB:1:1: VANDY MH				
SALE:1:1: (PROBABLY CLEARING TITLE?)				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1557/2245	12/19/2025	WD Q	I 01	99,900
GRANTOR:THE MICHAEL H TOUCHTO				
GRANTEE:STILP CYNTHIA				
1351/0382	1/05/2018	QC U	I 11	100
GRANTOR:MICHAEL H TOUCHTON				
GRANTEE:MICHAEL H TOUCHTON				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS= W23 BAS= N10 W38 S10 E38\$ W38 S12 BAS= S8 E30 N8 W30\$ E30 UOP= S14 E31 N4 W17 N10 W14\$ E14 BAS= S10 E17 N10 W17\$ E17 N12\$.				

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	0294	SHED WOOD/	0	0 16 16	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	0 8 16	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0252	LEAN-TO W/	0	0 0 0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
TOTALS															

LAND DESCRIPTION																								
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	0100	C	SFR	0		A-1	481.00	0.00	0.50	LT		1.00	1.00	1.00	24,000.00	24,000.00	12,000							
2	0000	C	VAC RES	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	24,000.00	24,000.00	12,000							