LOT 44 & 45 UNIT 4 THREE RIVERS
891-679, WD 1062-1795, WD 1303-8

THREE RIVERS HOMEOWNERS ASSOCIATION, LLC
P O BOX 148
FORT WHITE, FL 32038

2026

00-00-00-00616-044

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7600	MORTUARY/CEMETARY-EX	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.04 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	04/30/2024 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		600
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		36,600
SOH/AGL Deduction		14,278
ASSESSED VALUE		22,322
TOTAL EXEMPTION VALUE	15	22,322
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		36,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		36,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1303/0879	10/23/2015	WD	U	V	11	100
GRANTOR: COLUMBIA COUNTY HISTO						
GRANTEE: THREE RIVERS HOMEOW						
1062/1795	8/30/2005	WD	Q	V	01	100
GRANTOR: FORT WHITE HIS SOC IN						
GRANTEE: COLUMBIA CNTY HIST						

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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	0000	C	VAC RES	0		A-1	210.00	420.00	2.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	36,000							

REVIEW DATE 02/09/2016 BY DF Total Acres: 2.02 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 04/10/2026 BY SYS