LOT 27 UNIT 5 THREE RIVERS ESTAT

WILLIAMS GUY
1999 S MARION AVE
LAKE CITY, FL 32025

2026

00-00-00-00626-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

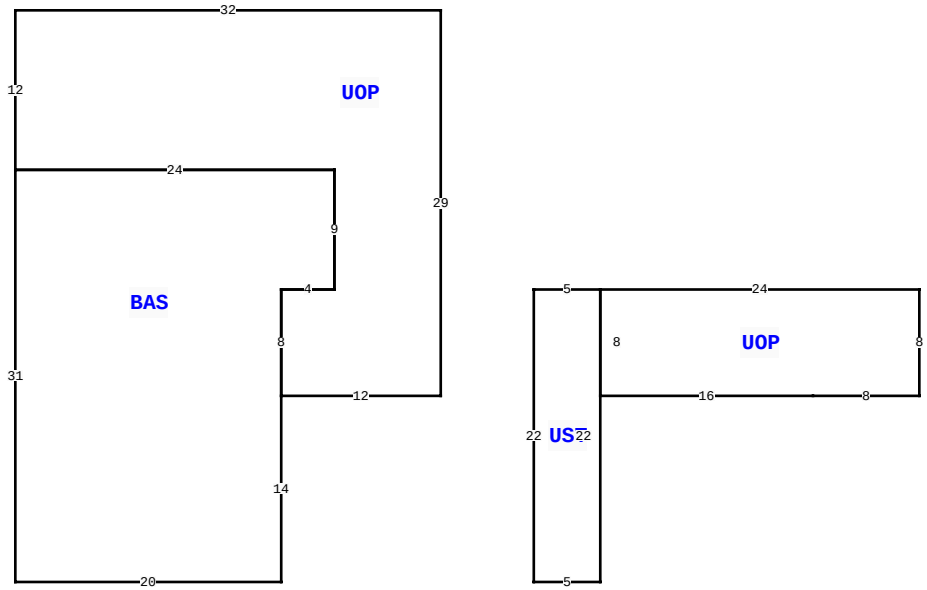
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	100000.05	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	656	100		656	46,445
UOP	192	20		38	2,690
UOP	552	20		110	7,788
UST	110	45		50	3,540
TOTALS	1,510			854	60,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	854	96.7200	118.00	100,772	1964	1964	0	0	0	40.00	60.00

1 SFR PILING 0% - 0 Heated Area: 656 HX Base Yr



1024 SW SANTA FE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	60,463
TOTAL MARKET OB/XF VALUE	3,006
TOTAL LAND VALUE - MARKET	73,125
TOTAL MARKET VALUE	136,594
SOH/AGL Deduction	12,491
ASSESSED VALUE	124,103
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,103
TOTAL JUST VALUE	136,594
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,594

LAND:1:1: ADJ4; IMPROVED LOT.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0574/0176	9/01/1985	WD	Q	I		22,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N8 E4 N9 W24 S31 E20 N14 $
UOP=[ORIG=0,0] E12 N29 W32 S12 E24 S9 W4 S8 $
UOP=[ORIG=40,0] E8 N8 W24 S8 E16 $
UST=[ORIG=24,-8] W5 S22 E5 N22 $
.

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	0084	DOCK-RIVER	0	0	0	0	208.00	UT	14.50	14.50	100	1980	1980	3	40	1,206	
2	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
3	0166	CONC,PAVMT	0	0	16	20	320.00	UT	5.00	5.00	100	2015	2015	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 3,006

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	0132	C	SFR RIVER	0		A-1	0.00	0.00	75.00	FF		1.00	1.00	1.30	750.00	975.00	73,125							

REVIEW DATE 02/23/2016 BY DF Total Acres: 0.58 Total Land Value: 73,125 Market: 0 Agricultural: 0 Common: 73,125 PRINTED 03/30/2026 BY SYS