LOT 42 UNIT 5 THREE RIVERS ESTAT
812-198, WD 1169-2322, TD 1227-7

PHILPOT RICHARD B & G LEANNE B REVOCABLE TRUST
5207 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

00-00-00-00635-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1192 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	0
TOTAL MARKET OB/XF VALUE	1,440
TOTAL LAND VALUE - MARKET	73,125
TOTAL MARKET VALUE	74,565
SOH/AGL Deduction	13,835
ASSESSED VALUE	60,730
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,730
TOTAL JUST VALUE	74,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,565

SALE:1:1: LOT 42 UNIT 5 THREE RIVERS ESTATES

LAND:1:1: ADJ 4; IMPROVED LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1358/1563	4/10/2018	WD	U	I	11	100
GRANTOR: RICHARD B & LEANNE B						
GRANTEE: RICHARD B & G LEANN						
1297/1294	7/01/2015	WD	U	I	37	80,000
GRANTOR: ANDREW E BRALEY & BRA						
GRANTEE: RICHARD B & LEANNE						

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	16	24	384.00	UT	5.00	5.00	75	2015	2015	3	75	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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	9901	C	AC/XFOB	0		00	0.00	0.00	75.00	FF		1.00	1.00	1.30	750.00	975.00	73,125							

REVIEW DATE 07/15/2016 BY DF Total Acres: 0.43 Total Land Value: 73,125 Market: 0 Agricultural: 0 Common: 73,125 PRINTED 03/27/2026 BY SYS