

LOT 21 UNIT 6 THREE RIVERS ESTAT
416-175, 784-1166, DC 1243-342,

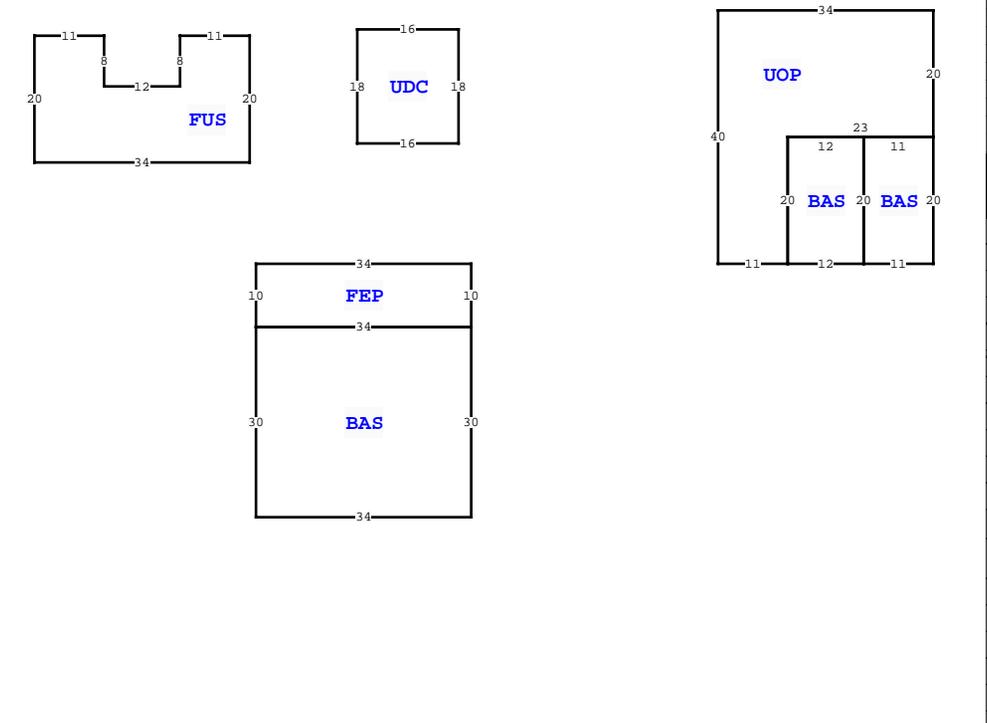
WILSON MAX
1782 SW SANTA FE DR
FORT WHITE, FL 32038

2026

00-00-00-00641-021

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	06 CUST PANEL 100
Interior Floo	09 PINE WOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architctual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR PILING	100% - 1999									



Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	100000.06 1.00/
TOTALS	3,592 2,588 223,109

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100		220	18,966
BAS	240	100		240	20,690
BAS	1,020	100		1,020	87,934
FEP	340	80		272	23,449
FUS	584	100		584	50,346
UDC	288	25		72	6,207
UOP	900	20		180	15,518

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

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	16	32	UT	10.00	10.00	100	1993	1993	3	100	8,320	
3	0084	DOCK-RIVER	0	100	20	24	UT	14.50	14.50	100	1988	1988	3	40	2,784	

LAND DESCRIPTION	
L N	USE CODE
1	0132

TOTAL OB/XF																								
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	0132	C	SFR RIVER	100		A-1	0.00	0.00	75.00	FF		1.00	1.00	1.30	750.00	975.00	73,125							

COLUMBIA COUNTY PROPERTY	
VALUATION BY	VALUATION SUMMARY
Tax Group: 3	STANDARD
Tax Dist:	
BUILDING MARKET VALUE	223,109
TOTAL MARKET OB/XF VALUE	12,304
TOTAL LAND VALUE - MARKET	73,125
TOTAL MARKET VALUE	308,538
SOH/AGL Deduction	158,762
ASSESSED VALUE	149,776
TOTAL EXEMPTION VALUE	56,411
BASE TAXABLE VALUE	93,365
TOTAL JUST VALUE	308,538
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=-34,10] S30 E34 N30 W34 \$
UOP=[ORIG=50,0] N20 E23 N20 W34 S40 E11 \$
FUS=[ORIG=-35,-16] N20 W11 S8 W12 N8 W11 S20 E34 \$
FEP=[ORIG=0,0] W34 S10 E34 N10 \$
UDC=[ORIG=-18,-19] E16 N18 W16 S18 \$
BAS=[ORIG=50,0] E12 N20 W12 S20 \$
BAS=[ORIG=62,0] E11 N20 W11 S20 \$