LOT 22 UNIT 6 THREE RIVERS ESTAT
431-101, 638-581, 712-126,712-12

MATTHEWS THOMAS & SHIRLEY REVOCABLE TRUST
1806 SW SANTA FE DR
FORT WHITE, FL 32038

2027

00-00-00-00641-022

BUILDING CHARACTERISTICS

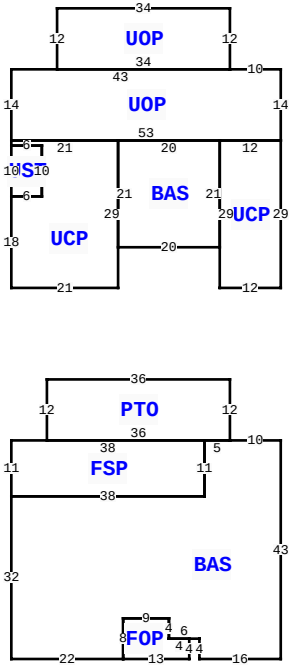
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	100000.06	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	35,042
BAS	1,765	100		1,765	147,261
FOP	88	30		26	2,169
FSP	418	40		167	13,933
PTO	432	5		22	1,836
UCP	348	20		70	5,840
UCP	549	20		110	9,178
UOP	408	20		82	6,842
UOP	742	20		148	12,348
UST	60	45		27	2,253
TOTALS	5,230			2,837	236,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,837	105.2160	128.36	364,157	1990	1990	0	0	0	35.00	65.00

1 SFR PILING 100% - 0 Heated Area: 2185 HX Base Yr



1806 SW SANTA FE DR, FORT WHITE

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

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0220	JACUZZI	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
3	0084	DOCK-RIVER	0	100	16	17	272.00	UT	14.50	14.50	100	1990	1990	3	40	1,578	
4	0166	CONC,PAVMT	0	100	0	0	1,600.00	UT	2.00	2.00	50	2016	2016	3	50	1,600	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	250	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		236,702
TOTAL MARKET OB/XF VALUE		11,928
TOTAL LAND VALUE - MARKET		73,125
TOTAL MARKET VALUE		321,755
SOH/AGL Deduction		158,955
ASSESSED VALUE		162,800
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,389
TOTAL JUST VALUE		321,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045001	Remodel	22,413	07/20/2022
000043269	Remodel	22,413	11/30/2021
000042088	Roof Replacement	16,484	06/07/2021
41466	GENERATOR		03/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1189/0898	2/09/2010	QC	U	I	11	100
GRANTOR: TOMMY & SHIRLEY MATTH						
GRANTEE: TOMMY & SHIRLEY MAT						
0712/0126	12/22/1989	WD	Q	V		28,000
GRANTOR: BISHOP-BUCK						
GRANTEE: TOMMY MATTHEWS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W10 W5 S11 W38 S32 E22 N8 E9 S4 E6 S4 E16 N43 $
UOP=[ORIG=0,-59] N14 W10 W43 S14 E53 $
UCP=[ORIG=-32,-59] W21 S1 E6 S10 W6 S18 E21 N29 $
PTO=[ORIG=-10,0] N12 W36 S12 E36 $
BAS=[ORIG=-12,-59] W20 S21 E20 N21 $
FSP=[ORIG=-15,0] W38 S11 E38 N11 $
UOP=[ORIG=-10,-73] N12 W34 S12 E34 $
UCP=[ORIG=0,-30] N29 W12 S29 E12 $
FOP=[ORIG=-31,43] E13 N4 W4 N4 W9 S8 $
UST=[ORIG=-53,-58] S10 E6 N10 W6 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,928

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	0100	C	SFR	100		A-1	0.00	0.00	75.00	FF		1.00	1.00	1.30	750.00	975.00	73,125							

REVIEW DATE 07/27/2022 BY TW Total Acres: 0.31 Total Land Value: 73,125 Market: 0 Agricultural: 0 Common: 73,125 PRINTED 11/17/2026 BY SYS