LOT 23 UNIT 6 THREE RIVERS ESTAT
519-448, 639-490, 728-563,

BAILEY DONALD B/BAILEY MARY ANN
8510 BAILEY DR
CLERMONT, FL 34711

2027

00-00-00-00641-023

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

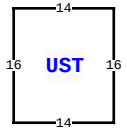
NEIGHBORHOOD/LOC 100000.06 1.00/

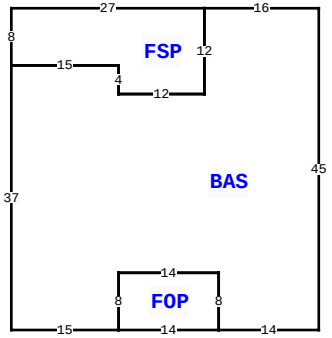
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,559	100		1,559	140,615
FOP	112	30		34	3,067
FSP	264	40		106	9,561
UST	224	45		101	9,110
TOTALS	2,159			1,800	162,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,800	110.3480	134.62	242,316	1992	1992	0	0	0	33.00	67.00

1 SFR PILING 0% - 0 Heated Area: 1559 HX Base Yr





1814 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	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0084	DOCK-RIVER	0	0	16	17	272.00	UT	14.50	14.50	100	1992	1992	3	40	1,578	
3	0166	CONC,PAVMT	0	0	0	0	1,799.00	UT	5.00	5.00	100	2016	2016	3	100	8,995	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	162,352
TOTAL MARKET OB/XF VALUE	12,573
TOTAL LAND VALUE - MARKET	73,125
TOTAL MARKET VALUE	248,050
SOH/AGL Deduction	0
ASSESSED VALUE	248,050
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,050
TOTAL JUST VALUE	248,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,050

SALE:1:1: LOT 23, UNIT 6, THREE RIVERS

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
0728/0563	8/17/1990	WD	Q	V		31,000
GRANTOR: DONNA BRYANT						
GRANTEE: DONALD BAILEY						
0519/0448	8/01/1983	WD	Q	V	01	20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 S12 W12 N4 W15 S37 E15 N8 E14 S8 E14 N45 $
FSP=[ORIG=-16,0] W27 S8 E15 S4 E12 N12 $
UST=[ORIG=0,-30] N16 W14 S16 E14 $
FOP=[ORIG=-28,45] E14 N8 W14 S8 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,573

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	0		A-1	75.00	0.00	75.00	FF		1.00	1.00	1.30	750.00	975.00	73,125							

REVIEW DATE 02/26/2016 BY DF Total Acres: 0.31 Total Land Value: 73,125 Market: 0 Agricultural: 0 Common: 73,125 PRINTED 11/17/2026 BY SYS