LOTS 28, 29, 30 & 31 THREE RIVER UNIT 6.

GRECSEK CHAD EDWARD/GRECSEK ELIZABETH ANN
12617 LADYFERN CIR
BOCA RATON, FL 33428

2027

00-00-00-00641-028

BUILDING CHARACTERISTICS

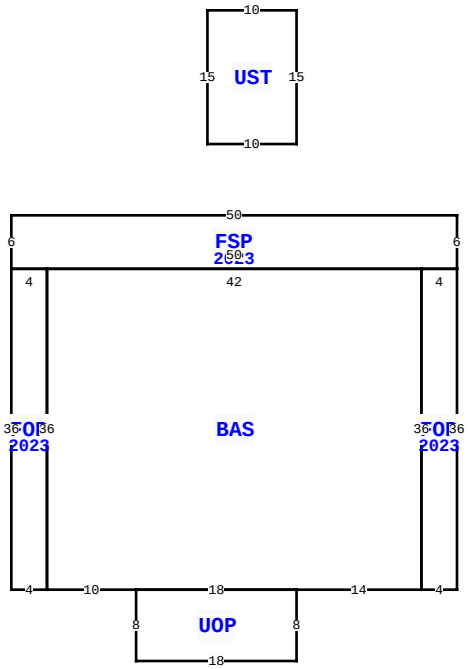
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,512	100		1,512	145,702
FOP	144	30	2023	43	4,144
FOP	144	30	2023	43	4,144
FSP	300	40	2023	120	11,564
UOP	144	20		29	2,795
UST	150	45		68	6,553
TOTALS	2,394			1,815	174,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,815	101.9200	124.34	225,677	2007	2007	0	0	0	22.50	77.50

3 SFR PILING 0% - 2023 Heated Area: 1512 HX Base Yr



162 SW CALM GLN, 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	0294	SHED WOOD/	0	0	8	10	80.00	UT	4.50	4.50	100	1994	1994	3	100	360	
2	0084	DOCK-RIVER	0	0	13	28	364.00	UT	14.50	14.50	100	2006	2006	3	40	2,111	
3	0084	DOCK-RIVER	0	0	4	107	428.00	UT	14.50	14.50	100	2006	2006	3	40	2,482	
4	0166	CONC,PAVMT	0	0	36	42	1,512.00	UT	5.00	5.00	100	2016	2016	3	100	7,560	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,800	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	15,375	
8	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
9	0090	ELEV.FGHT	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2023	2022		100	20,000	

LAND DESCRIPTION

TOTAL OB/XF 61,488

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	0.00	0.00	75.00	FF		1.00	1.00	1.30	750.00	975.00	73,125							
2	0020	C	VAC/WATER	0		A-1	0.00	0.00	75.00	FF		1.00	1.00	0.90	750.00	675.00	50,625							
3	0020	C	VAC/WATER	0		A-1	0.00	0.00	75.00	FF		1.00	1.00	0.30	750.00	225.00	16,875							
4	0020	C	VAC/WATER	0		A-1	0.00	0.00	350.00	FF		1.00	1.00	0.10	750.00	72.00	25,200							

REVIEW DATE 02/07/2023 BY CP Total Acres: 0.00 Total Land Value: 165,825 Market: 0 Agricultural: 0 Common: 165,825 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	174,900
TOTAL MARKET OB/XF VALUE	61,488
TOTAL LAND VALUE - MARKET	165,825
TOTAL MARKET VALUE	402,213
SOH/AGL Deduction	0
ASSESSED VALUE	402,213
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	402,213
TOTAL JUST VALUE	402,213
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	402,213

PRMT:2:1: PERMIT FOR LOT 28 UNIT 6 3 RIVERS
PRMT:1:1: TRAVEL TRAILER
BLDG:1:1: TAUR TRAVEL TRAILER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15207	SFR	260	03/15/1999
7912	M H	50	12/20/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/480	10/25/2022	WD	Q	I	01	547,000
GRANTOR: WEISE WILLIAM A						
GRANTEE: GRECSEK CHAD EDWARD						
1427/1528	11/10/2020	WD	U	I	11	100
GRANTOR: WEISE ROBYN LEE						
GRANTEE: WEISE WILLIAM ANDRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] E14 N36 W42 S36 E10 E18 $
UST=[ORIG=0,-50] N15 W10 S15 E10 $
UOP=[ORIG=-18,0] S8 E18 N8 W18 $
FOP=[YR=2023;ORIG=-32,0] E4 N36 W4 S36 $
FOP=[YR=2023;ORIG=18,-36] W4 S36 E4 N36 $
FSP=[YR=2023;ORIG=-32,-42] E50 S6 W50 N6 $
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