LOT 22 UNIT 7 THREE RIVERS ESTAT
464-460, 695-623, 714-48, 774-13

MOMO ADVENTURES, LLC
14600 SW 136TH ST
MIAMI, FL 33186

2027

00-00-00-00643-000

BUILDING CHARACTERISTICS

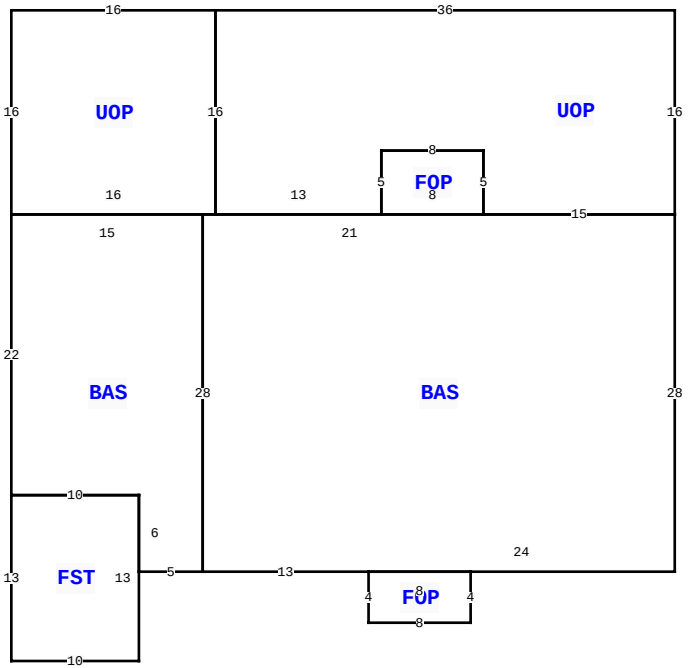
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	100000.07	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	31,344
BAS	1,036	100		1,036	90,202
FOP	32	30		10	871
FOP	40	30		12	1,045
FST	130	55		72	6,269
UOP	256	20		51	4,440
UOP	536	20		107	9,316
TOTALS	2,390			1,648	143,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,648	121.7700	133.95	220,750	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1396 HX Base Yr



2920 SW SANTA FE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0	0	2.00	UT	250.00	250.00	100	0	0	3	100	500	
2	0040	BARN,POLE	0	0	22	24	528.00	UT	3.00	3.00	100	1993	1993	3	100	1,584	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	143,488
TOTAL MARKET OB/XF VALUE	2,084
TOTAL LAND VALUE - MARKET	106,400
TOTAL MARKET VALUE	251,972
SOH/AGL Deduction	0
ASSESSED VALUE	251,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,972
TOTAL JUST VALUE	251,972
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34091	MAINT/ALTR	140	05/26/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1300/2000	8/17/2015	WD	Q	I	01	225,000
GRANTOR: NEWELL WRIGHT & BETTY						
GRANTEE: MOMO ADVENTURES, LL						
1120/2240	5/25/2007	WD	U	I	09	450,000
GRANTOR: LYNNE DEVANE PAYNE,AM						
GRANTEE: NEWELL WRIGHT & BET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N5 W8 S5 E8$ W21 UOP= N16 W16 S16E16 $ W1 BAS= W15 S22 FST= S13 E10 N13 W10$ E10 S6 E5 N28 $ S28 E13 FOP= S4 E8 N4 W8$ E24 N28$ UOP= N16 W36 S16 E13 N5 E8 S5 E15$.

LAND DESCRIPTION

TOTAL OB/XF 2,084

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	0132	C	SFR RIVER	0		A-1	0.00	0.00	112.00	FF		1.00	1.00	1.00	950.00	950.00	106,400							

REVIEW DATE 12/29/2016 BY HC Total Acres: 1.27 Total Land Value: 106,400 Market: 0 Agricultural: 0 Common: 106,400 PRINTED 11/17/2026 BY SYS