LOT 27 UNIT 7 THREE RIVERS ESTAT
464-343,344, 674-496, QC 1171-79

RICHARDS CARLETON H/RICHARD THELMA
4219 CENTER GATE LN
SARASOTA, FL 34233

2026

00-00-00-00646-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

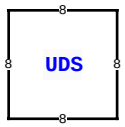
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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/

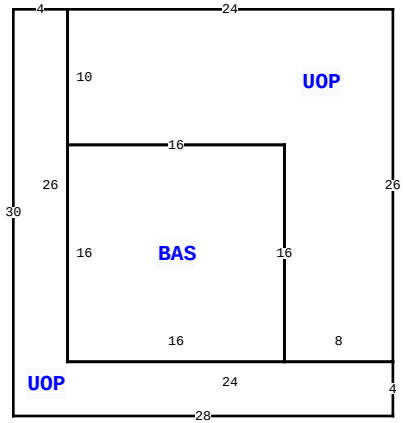
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	256	100		256	15,892
UDS	64	55		35	2,173
UOP	216	20		43	2,669
UOP	368	20		74	4,594
TOTALS	904			408	25,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	408	84.8000	103.46	42,212	1980	1980	0	0	0	40.00	60.00

1 SFR PILING 0% - 0 Heated Area: 256 HX Base Yr





2354 SW SANTA FE DR, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	25,327
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	73,125
TOTAL MARKET VALUE	98,452
SOH/AGL Deduction	11,739
ASSESSED VALUE	86,713
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,713
TOTAL JUST VALUE	98,452
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1171/0793	3/24/2009	QC	U	I	11	100
GRANTOR: CARLTON & THELMA RICH						
GRANTEE: CARLETON H & THELMA						
0674/0496	1/20/1989	WD	U	I		36,000
GRANTOR: WARD ROGER &						
GRANTEE: RICHARDS THELMA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[ORIG=0,0] W24 S10 E16 S16 E8 N26 $
BAS=[ORIG=-24,10] S16 E16 N16 W16 $
UOP=[ORIG=-24,0] W4 S30 E28 N4 W24 N26 $
UDS=[ORIG=-22,-10] E8 N8 W8 S8 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

REVIEW DATE 02/29/2016 BY DF Total Acres: 0.22 Total Land Value: 73,125 Market: 0 Agricultural: 0 Common: 73,125 PRINTED 03/25/2026 BY SYS