LOT 28 UNIT 7 THREE RIVERS ESTAT
LE 909-9, QC 1181-1174, QC 1311-

RIVERHOUSE SANTA FE LLC
112 SEAGRAPE DRIVE
JACKSONVILLE, FL 32250

2026

00-00-00-00647-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

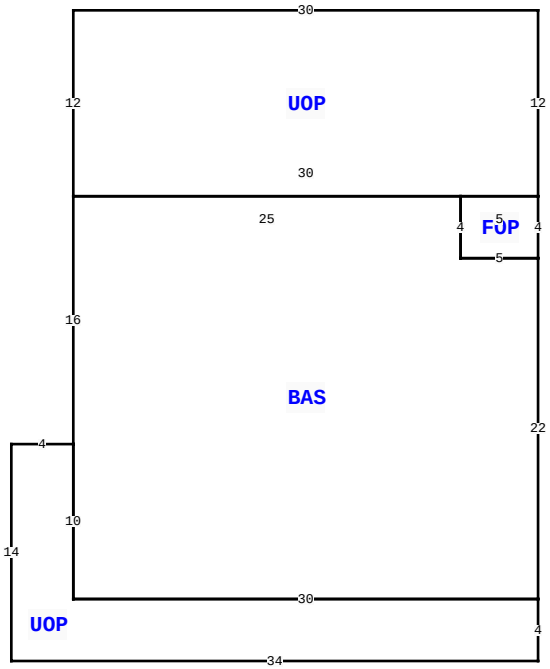
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
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	760	100		760	60,461
FOP	20	30		6	478
UOP	176	20		35	2,785
UOP	360	20		72	5,728
TOTALS	1,316			873	69,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	873	108.6800	132.59	115,751	1985	1985	0	0	0	40.00	60.00

1 SFR PILING 0% - 0 Heated Area: 760 HX Base Yr



2356 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	69,451
TOTAL MARKET OB/XF VALUE	5,250
TOTAL LAND VALUE - MARKET	73,125
TOTAL MARKET VALUE	147,826
SOH/AGL Deduction	11,638
ASSESSED VALUE	136,188
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,188
TOTAL JUST VALUE	147,826
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/0874	12/31/2018	WD	U	I	11	100
GRANTOR: S/N PARRISH,J/M PROCT						
GRANTEE: RIVERHOUSE SANTA FE						
1311/0025	2/23/2016	QC	U	I	11	100
GRANTOR: CANDACE M PHILLIPS &						
GRANTEE: SUSAN & NICHOLAS PA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N12 W30 S12 E30$ FOP= W5 BAS= W25 S16 UOP= W4 S14E34 N4 W30 N10$ S10 E30 N22 W5N4$ S4 E5 N4$.

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	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
3	0166	CONC,PAVMT	0	0	30	30	900.00	UT	5.00	5.00	100	2016	2016	3	100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 5,250

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	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