LOT 31 UNIT 7 THREE RIVERS ESTAT

465-607, 647-190, 774-2333, 859-

HOWARD WILLA L REVOCABLE TRUST
1705 NW 38TH TERRACE
GAINESVILLE, FL 32605

2026

00-00-00-00647-006

BUILDING CHARACTERISTICS

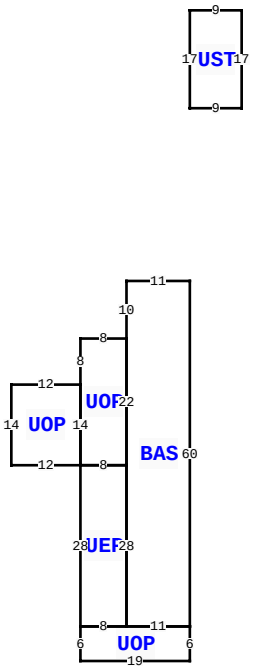
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	660	100		660	47,753
UEP	224	60		134	9,695
UOP	114	20		23	1,664
UOP	168	20		34	2,460
UOP	176	20		35	2,533
UST	153	45		69	4,993
TOTALS	1,495			955	69,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	955	98.8416	120.59	115,163	1958	1958	0	0	0	40.00	60.00

1 SFR PILING 0% - 0 Heated Area: 660 HX Base Yr



2406 SW SANTA FE DR, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	69,098
TOTAL MARKET OB/XF VALUE	2,816
TOTAL LAND VALUE - MARKET	73,125
TOTAL MARKET VALUE	145,039
SOH/AGL Deduction	13,096
ASSESSED VALUE	131,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,943
TOTAL JUST VALUE	145,039
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,039

SALE:3:1: SALE INCLUDED MH & OTHER

SALE:2:1: $.70 STAMPS

SALE:1:1: TEN IN COMMON W/RIGHTS OF SURVIVORSHIP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30393	MAINT/ALTR	40	08/20/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1299/1657	8/13/2015	WD	U	I	30	100
GRANTOR:WILLA HOWARD, R MARSH						
GRANTEE:WILLA HOWARD AS TR						
0859/1621	5/19/1998	QC	Q	I	01	20,400
GRANTOR:J HUDSON & SHARON LUN						
GRANTEE:WILLA HOWARD, R MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W11 S10 S22 S28 E11 N60 $
UEP=[ORIG=-11,32] W8 S28 E8 N28 $
UOP=[ORIG=-11,10] W8 S8 S14 E8 N22 $
UOP=[ORIG=-19,18] W12 S14 E12 N14 $
UST=[ORIG=0,-30] E9 N17 W9 S17 $
UOP=[ORIG=-11,60] W8 S6 E19 N6 W11 $
.

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	0084	DOCK-RIVER	0	0	6	20	120.00	UT	14.50	14.50	100	1980	1980	3	40	696	
2	0166	CONC,PAVMT	0	0	15	18	270.00	UT	5.00	5.00	100	2016	2016	3	100	1,350	
3	0252	LEAN-TO W/	0	0	12	40	480.00	UT	1.50	1.50	100	2016	2016	3	100	720	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 2,816

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							

REVIEW DATE 02/29/2016 BY DF Total Acres: 0.27 Total Land Value: 73,125 Market: 0 Agricultural: 0 Common: 73,125 PRINTED 03/24/2026 BY SYS