LOTS 41 & 74 UNIT 7 THREE RIVERS
491-316, 838-56, WD 1179-1602,

WIDEMAN WAYNE A/WIDEMAN THERESA A
639 LAKEHAVEN CIR
ORLANDO, FL 32828

2026

00-00-00-00650-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2572 SW SANTA FE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,993
TOTAL LAND VALUE - MARKET	44,160
TOTAL MARKET VALUE	54,153
SOH/AGL Deduction	13,414
ASSESSED VALUE	40,739
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,739
TOTAL JUST VALUE	54,153
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,153

SALE:1:1: GRANTEES GIVING OVER THIER 1/2 INT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053777	Right-of-Way Acce		08/05/2025
28382	TR/TRAILER	189	02/19/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1179/1602	8/19/2009	WD	U	V	16	100
GRANTOR: WAYNE A & THERESA A W						
GRANTEE: WAYNE A & THERESA A						
1179/1602	8/19/2009	WD	U	V	16	100
GRANTOR: WAYNE & THERESA WIDEM						
GRANTEE: WAYNE & THERESA WID						

BUILDING NOTES

BUILDING DIMENSIONS

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	0070	CARPORT UF	0	0	35	18	630.00	UT	3.50	3.50	100	2016	2016	3	100	2,205	
2	0261	PRCH, UOP	0	0	15	15	225.00	UT	3.50	3.50	100	2016	2016	3	100	788	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,993

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	0700	C	MISC RES	0		A-1	0.00	0.00	60.00	FF		1.00	1.00	0.45	750.00	336.00	20,160							
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 02/29/2016 BY DF Total Acres: 0.40 Total Land Value: 44,160 Market: 0 Agricultural: 0 Common: 44,160 PRINTED 06/08/2026 BY SYS