LOT 45 UNIT 7 THREE RIVERS ESTAT
405-82, 546-482, 722-587, 929-20

WESEMAN LINDA L REVOCABLE TRUST
137 NW 48TH BLVD
GAINESVILLE, FL 32607

2027

00-00-00-00653-000

BUILDING CHARACTERISTICS

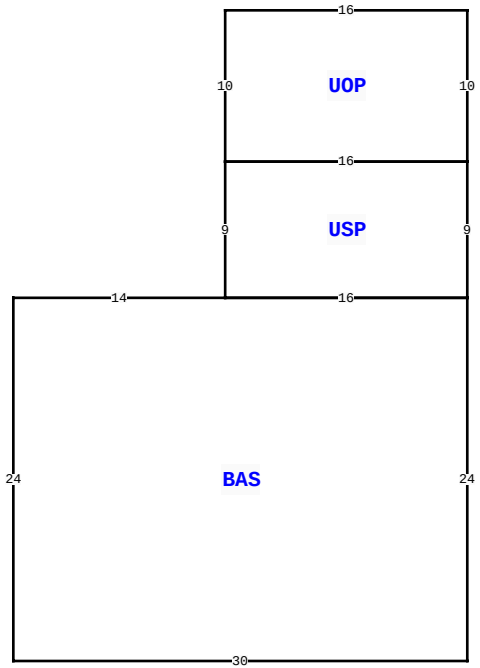
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	720	100		720	62,993
UOP	160	20		32	2,800
USP	144	35		50	4,375
TOTALS	1,024			802	70,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	802	122.3640	134.60	107,949	1956	1995	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 720 HX Base Yr



2634 SW SANTA FE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0084	DOCK-RIVER	0	0	14	22	308.00	UT	14.50	14.50	100	1980	1980	3	40	1,786	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	70,167
TOTAL MARKET OB/XF VALUE	3,886
TOTAL LAND VALUE - MARKET	98,438
TOTAL MARKET VALUE	172,491
SOH/AGL Deduction	0
ASSESSED VALUE	172,491
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,491
TOTAL JUST VALUE	172,491
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/191	10/26/2023	LE	U	I	14	100
GRANTOR: WESEMAN LINDA L REVOC						
GRANTEE: MARS TAYLOR L (RMDR						
1419/1304	9/10/2020	WD	Q	I	01	161,000
GRANTOR: ALAN D WILCOX						
GRANTEE: LINDA L WESEMAN AS						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N10 W16 S10 E16$ USP= W16S9 BAS= W14 S24 E30 N24 W16$ E16 N9$.

LAND DESCRIPTION

TOTAL OB/XF 3,886

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	1.75	750.00	1,312.50	98,438							

REVIEW DATE 03/01/2016 BY DF Total Acres: 0.34 Total Land Value: 98,438 Market: 0 Agricultural: 0 Common: 98,438 PRINTED 11/17/2026 BY SYS