LOT 47 UNIT 7 THREE RIVERS ESTAT
497-48, 778-1075, 838-2158. WD 1

ZEDALIS TIMOTHY CHARLES/ZEDALIS JENNIFER MARY
101 NW SEMINARY AVE
MICANOPY, FL 32667

2027

00-00-00-00655-000

BUILDING CHARACTERISTICS

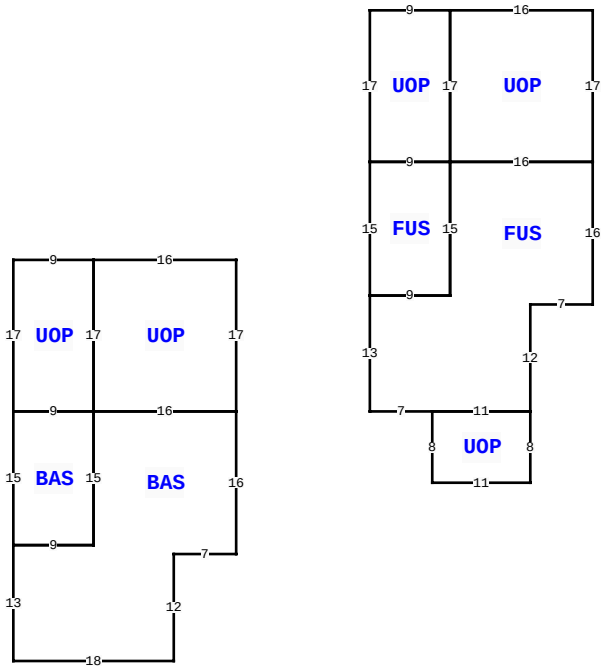
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	17	MSNRY STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 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	135	100		135	18,350
BAS	481	100		481	65,383
FUS	135	100		135	18,350
FUS	481	100		481	65,383
UOP	88	20		18	2,447
UOP	153	20		31	4,214
UOP	153	20		31	4,214
UOP	272	20		54	7,341
UOP	272	20		54	7,341
TOTALS	2,170			1,420	193,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,420	134.3160	147.75	209,805	1961	2017	0	0	0	8.00	92.00

1 SINGLE FAM 0% - 0 Heated Area: 1232 HX Base Yr



131 SW GILLARD CT, 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	193,021
TOTAL MARKET OB/XF VALUE	2,300
TOTAL LAND VALUE - MARKET	73,125
TOTAL MARKET VALUE	268,446
SOH/AGL Deduction	0
ASSESSED VALUE	268,446
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,446
TOTAL JUST VALUE	268,446
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/0894	9/25/2019	WD	Q	I	01	207,000
GRANTOR: TRAVIS DELVIN & KATHE						
GRANTEE: TIMOTHY CHARLES & J						
1319/0168	7/20/2016	WD	Q	I	01	128,000
GRANTOR: CRAIG S KITCHINS & DA						
GRANTEE: TRAVIS DELVIN KOON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 S15 W9 S13 E18 N12 E7 N16 $
FUS=[ORIG=15,0] E7 E11 N12 E7 N16 W16 S15 W9 S13 $
UOP=[ORIG=0,0] N17 W16 S17 E16 $
UOP=[ORIG=40,-28] N17 W16 S17 E16 $
UOP=[ORIG=-16,0] N17 W9 S17 E9 $
UOP=[ORIG=24,-28] N17 W9 S17 E9 $
BAS=[ORIG=-16,0] W9 S15 E9 N15 $
FUS=[ORIG=24,-28] W9 S15 E9 N15 $
UOP=[ORIG=22,0] S8 E11 N8 W11 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,300

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 03/01/2016 BY DF Total Acres: 0.32 Total Land Value: 73,125 Market: 0 Agricultural: 0 Common: 73,125 PRINTED 11/17/2026 BY SYS