LOT 53 UNIT 7 THREE RIVERS ESTAT

786-918, 879-1104, 977-629,631,

TNPC LLC
1360 SW CUMORAH HILL ST
FORT WHITE, FL 32038

2027

00-00-00-00662-053

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

2658 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	0
TOTAL MARKET OB/XF VALUE	18,500
TOTAL LAND VALUE - MARKET	73,125
TOTAL MARKET VALUE	91,625
SOH/AGL Deduction	0
ASSESSED VALUE	91,625
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,625
TOTAL JUST VALUE	91,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,625

LAND:1:1: LOT 53, UNIT 7, THREE RIVERS ESTATES

PRMT:1:1: FOR TT & UTIL

SALE:1:1: 00672-073, 00662-053, 00671-003 (57,500)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11871	PUMP/UTPOL	75	11/18/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/2454	5/30/2024	QC	U	I	11	100
GRANTOR: CRENSHAW PHILIP						
GRANTEE: TNPC LLC						
1510/751	2/28/2024	WD	U	I	30	200,000
GRANTOR: TALMADGE WILLIAM R						
GRANTEE: CRENSHAW PHILIP						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0084	DOCK-RIVER	0	0	0	0	1.00	UT	14.50	14.50	100	2024	2023		78	4,000	
3	9910	RV SITE/RE	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	2024	2023		100	4,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 18,500

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	0020	C	VAC/WATER	0		A-1	0.00	0.00	75.00	FF		1.00	1.00	1.30	750.00	975.00	73,125							

REVIEW DATE 03/25/2024 BY TP Total Acres: 1.10 Total Land Value: 73,125 Market: 0 Agricultural: 0 Common: 73,125 PRINTED 11/17/2026 BY SYS