LOTS 56 & 57 UNIT 7 THREE RIVERS ESTATES.

CONCHA-HOLMES AMANDA
1708 SW 51ST AVE
GAINESVILLE, FL 32608

2027

00-00-00-00666-000

BUILDING CHARACTERISTICS

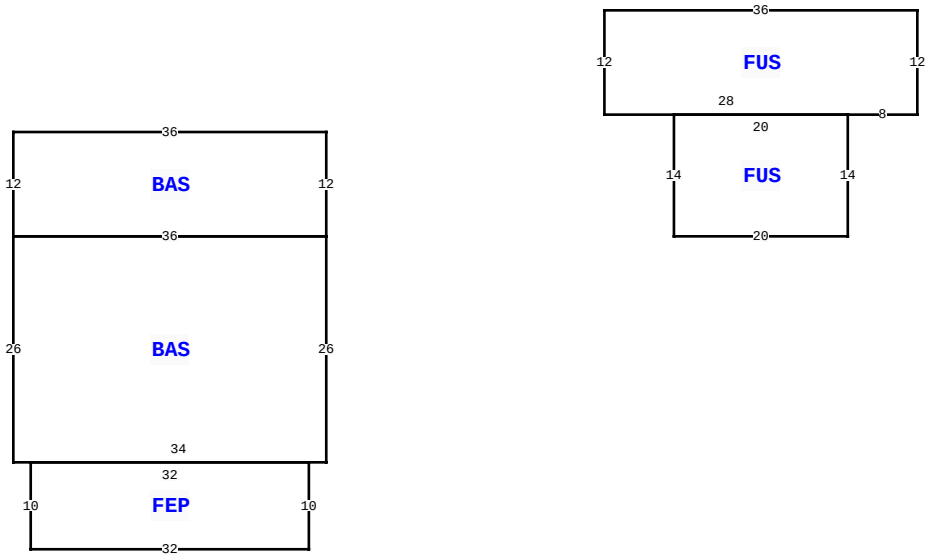
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	432	100		432	54,528
BAS	936	100		936	118,144
FEP	320	80		256	32,313
FUS	280	100		280	35,342
FUS	432	100		432	54,528
TOTALS	2,400			2,336	294,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,336	127.3388	155.35	362,898	1992	2010	0	0	0	18.75	81.25

1 SFR PILING 0% - 2026 Heated Area: 2080 HX Base Yr



2714 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
5	0166	CONC,PAVMT	0	0	32	38	1,216.00	UT	5.00	5.00	100	2016	2016	3	100	6,080	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
8	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	294,855
TOTAL MARKET OB/XF VALUE	17,680
TOTAL LAND VALUE - MARKET	123,750
TOTAL MARKET VALUE	436,285
SOH/AGL Deduction	0
ASSESSED VALUE	436,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	436,285
TOTAL JUST VALUE	436,285
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049478	Roof Replacement	11,000	03/21/2024
10882	ADDN SFR	135	03/13/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/2058	7/23/2025	WD	Q	I	01	660,000
GRANTOR: JOHNSON JAMES THOMAS						
GRANTEE: CONCHA-HOLMES AMAND						
1455/888	12/17/2021	WD	U	I	11	100
GRANTOR: JOHNSON SUSAN BYNUM						
GRANTEE: JOHNSON JAMES THOMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W36 S26 E2 E34 N26 $
BAS=[ORIG=0,0] N12 W36 S12 E36 $
FUS=[ORIG=60,-14] E8 N12 W36 S12 E28 $
FEP=[ORIG=-34,26] S10 E32 N10 W32 $
FUS=[ORIG=40,0] E20 N14 W20 S14 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,680

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	1.20	750.00	900.00	67,500							
2	0020	C	VAC/WATER	0		A-1	0.00	0.00	75.00	FF		1.00	1.00	1.00	750.00	750.00	56,250							

REVIEW DATE 12/31/2025 BY TP Total Acres: 0.00 Total Land Value: 123,750 Market: 0 Agricultural: 0 Common: 123,750 PRINTED 11/17/2026 BY SYS