LOT 60 UNIT 7 THREE RIVERS ESTAT
814-2323, 851-442, LE 1085-1869,

SEACRIST VIRGINIA REVOCABLE TRUST DATED MARCH 2, 2
131 NW 116TH WAY
GAINESVILLE, FL 32607

2027

00-00-00-00669-000

BUILDING CHARACTERISTICS

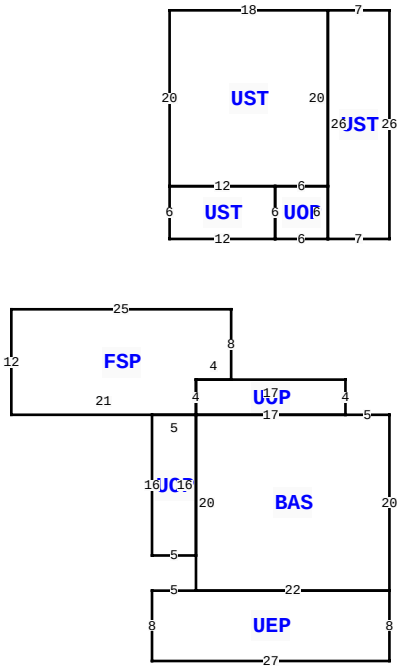
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 80
Exterior Wall	10	ABOVE AVG. 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 80
Roof Cover	01	MINIMUM 20
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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	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	440	100		440	31,237
FSP	284	40		114	8,093
UEP	216	60		130	9,229
UOP	36	20		7	497
UOP	68	20		14	994
UOP	80	20		16	1,136
UST	72	45		32	2,272
UST	182	45		82	5,821
UST	360	45		162	11,501
TOTALS	1,738			997	70,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	997	96.9840	118.32	117,965	1970	1970	0	0	0	40.00	60.00

1 SFR PILING 0% - 0 Heated Area: 440 HX Base Yr



2766 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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	70,779
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	74,100
TOTAL MARKET VALUE	145,179
SOH/AGL Deduction	1,800
ASSESSED VALUE	143,379
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,379
TOTAL JUST VALUE	145,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11376	ADDN SFR	50	07/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/613	3/02/2026	QC	U	I	11	100
GRANTOR: SEACRIST VIRGINIA ANN						
GRANTEE: SEACRIST VIRGINIA R						
1372/0938	8/29/2016	QC	U	I	11	100
GRANTOR: VIRGINIA SEACRIST						
GRANTEE: VIRGINIA ANN JACOBS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W5 W17 S20 E22 N20 $
UST=[ORIG=-7,-46] W18 S20 E12 E6 N20 $
FSP=[ORIG=-22,0] N4 E4 N8 W25 S12 E21 $
UEP=[ORIG=-22,20] W5 S8 E27 N8 W22 $
UST=[ORIG=0,-20] N26 W7 S26 E7 $
UOP=[ORIG=-22,0] W5 S16 E5 N16 $
UST=[ORIG=-25,-26] S6 E12 N6 W12 $
UOP=[ORIG=-5,0] N4 W17 S4 E17 $
UOP=[ORIG=-13,-26] S6 E6 N6 W6 $
.

LAND DESCRIPTION

TOTAL OB/XF 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	76.00	FF		1.00	1.00	1.30	750.00	975.00	74,100							

REVIEW DATE 03/01/2016 BY DF Total Acres: 0.47 Total Land Value: 74,100 Market: 0 Agricultural: 0 Common: 74,100 PRINTED 11/17/2026 BY SYS