

LOTS 63 & 64 UNIT 7 THREE RIVER  
851-216, PB 1105-391, PB 1113-19

BURNSED BENJAMIN R JR  
18607 N COUNTY ROAD 225  
GAINESVILLE, FL 32609-4311

**2026**

00-00-00-00671-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	06	BD/BATTEN 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	06	06

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,145	122.8128	140.01	300,321	1970	1995	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1851 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		195,209	
TOTAL MARKET OB/XF VALUE		2,100	
TOTAL LAND VALUE - MARKET		132,000	
TOTAL MARKET VALUE		329,309	
SOH/AGL Deduction		2,743	
ASSESSED VALUE		326,566	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		326,566	
TOTAL JUST VALUE		329,309	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		325,879	

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	759	100		759	69,074
FOP	420	30		126	11,467
FUS	1,092	100		1,092	99,379
UOP	256	20		51	4,642
UOP	288	20		58	5,279
UOP	297	20		59	5,370
TOTALS	3,112			2,145	195,209

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/13/2025	MLU
2810 SW SANTA FE DR, FORT WHITE							

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1240/1311	8/23/2012	WD Q	Q	I	01	235,000
GRANTOR: WILLIAM M & BONNIE R						
GRANTEE: BENJAMIN R BURNSED						
1117/1835	4/26/2007	WD Q	Q	I	02	225,000
GRANTOR: PRANA O ASHODIAN						
GRANTEE: WILLIAM M & BONNIE						

L N	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	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0297	SHED CONCR	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
3	0081	DECKING WI	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

BUILDING NOTES												

BUILDING DIMENSIONS												
FUS=[ORIG=0,-20] N20 N6 W42 S26 E42 \$												
BAS=[ORIG=0,0] W33 S23 E33 N23 \$												
FOP=[ORIG=0,-46] N10 W42 S10 E42 \$												
UOP=[ORIG=0,0] N9 W33 S9 E33 \$												
UOP=[ORIG=-33,0] N9 W9 S32 E9 N23 \$												
UOP=[ORIG=0,-40] E16 N16 W16 S16 \$												

LAND DESCRIPTION													TOTAL OB/XF 2,100												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	86.00	FF		1.00	1.00	1.00	750.00	750.00	64,500								
2	0020	C	VAC/WATER	0			0.00	0.00	90.00	FF		1.00	1.00	1.00	750.00	750.00	67,500								