LOT 67 UNIT 8 THREE RIVERS ESTAT
462-696, 895-2010, 906-2459, WD

PHILLEY JOHN
4471 CRIPPLE CREEK DR
TALLAHASSEE, FL 32309

2027

00-00-00-00717-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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

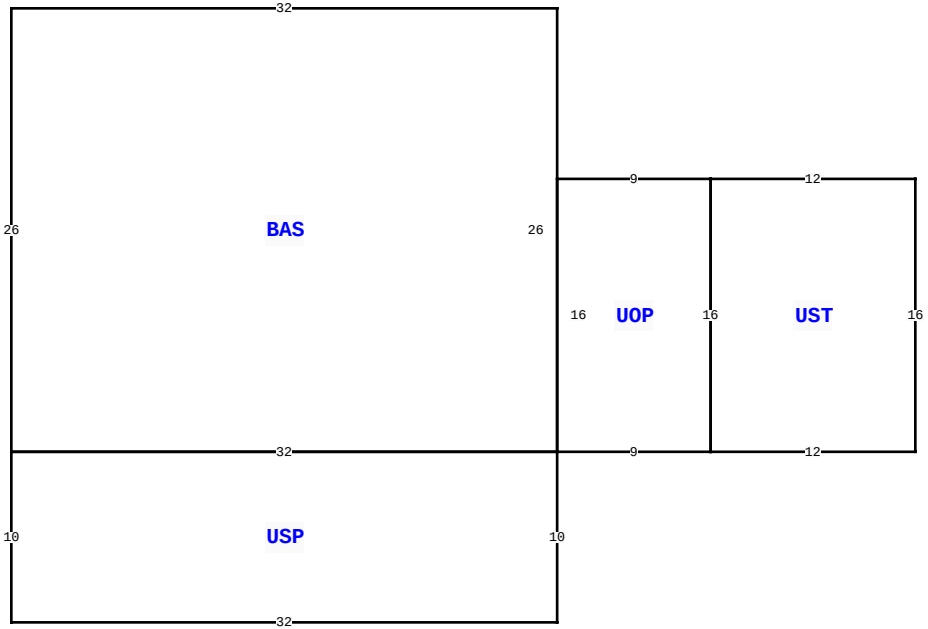
NEIGHBORHOOD/LOC 100000.08 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100		832	73,882
UOP	144	20		29	2,575
USP	320	35		112	9,946
UST	192	45		86	7,637
TOTALS	1,488			1,059	94,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,059	105.8760	116.46	123,331	2006	2006	0	0	0	23.75	76.25

1 SINGLE FAM 0% - 0 Heated Area: 832 HX Base Yr



845 SW SANTA FE DR, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/14/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	94,040
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	118,040
SOH/AGL Deduction	0
ASSESSED VALUE	118,040
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,040
TOTAL JUST VALUE	118,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20608	TR/TRAILER	75	04/16/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1570/1868	6/09/2026	WD	U	I	37	155,000
GRANTOR: THOMPSON LARRY RAYMON						
GRANTEE: PHILLEY JOHN						
0906/2459	7/07/2000	WD	Q	V		5,500
GRANTOR: D BIRGE						
GRANTEE: LARRY R THOMPSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S26 USP= S10 E32 N10 W32$ E32 UOP= E9 UST= E12 N16 W12 S16$ N16 W9 S16$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 0

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 10/27/2026 BY ME Total Acres: 0.82 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS