LOT 79 UNIT 8 THREE RIVERS ESTAT
458 485, 822-1046, 892-1030, 895

GRUBBS JIMMY/GRUBBS VICKI
31168 COUNTY RD 121
HILLARD, FL 32046

2027

00-00-00-00726-001

BUILDING CHARACTERISTICS

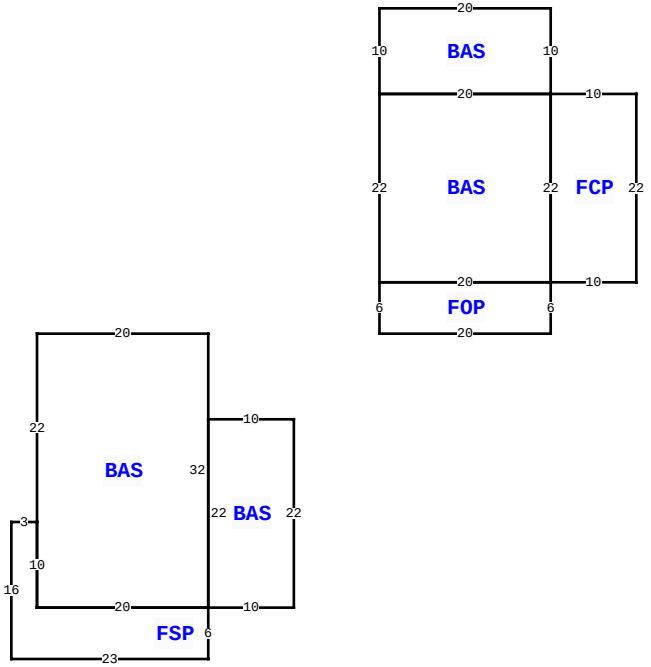
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
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	200	100		200	8,864
BAS	220	100		220	9,751
BAS	440	100		440	19,501
BAS	640	100		640	28,365
FCP	220	25		55	2,438
FOP	120	30		36	1,596
FSP	168	40		67	2,970
TOTALS	2,008			1,658	73,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,658	89.5356	98.49	163,296	1983	1985	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2023 Heated Area: 1500 HX Base Yr



661 SW SANTA FE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	73,483
TOTAL MARKET OB/XF VALUE	1,536
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	99,019
SOH/AGL Deduction	0
ASSESSED VALUE	99,019
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,019
TOTAL JUST VALUE	99,019
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052296	Electrical Servic	0	02/11/2025
000041496	Roof Replacement	6,700	03/10/2021
18448	ADDN SFR	82	06/27/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/357	9/20/2022	WD	U	I	38	92,000
GRANTOR: O'DONNELL PETER C						
GRANTEE: GRUBBS JIMMY						
1167/2678	3/27/2008	WD	Q	I	01	100
GRANTOR: PETER C O'DONNELL						
GRANTEE: CHARLES F O'DONNELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 S22 S10 E20 N32 $
BAS=[ORIG=40,-6] N22 W20 S22 E20 $
BAS=[ORIG=0,32] E10 N22 W10 S22 $
FCP=[ORIG=40,-6] E10 N22 W10 S22 $
BAS=[ORIG=40,-28] N10 W20 S10 E20 $
FSP=[ORIG=-20,22] W3 S16 E23 N6 W20 N10 $
FOP=[ORIG=20,0] E20 N6 W20 S6 $
.

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	12	16	192.00	UT	8.00	8.00	100	1993	1993	3	100	1,536	

LAND DESCRIPTION

TOTAL OB/XF 1,536

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 04/21/2025 BY TW Total Acres: 0.85 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS