LOT 11 UNIT 9 THREE RIVERS ESTAT
2323, WD 1057-2212, WD 1161-1965

VINSON DONALD R
1174 HICKORY COVE
JACKSONVILLE, FL 32221

2026

00-00-00-00745-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.09	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1205 SW RIVERSIDE AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	19,680
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	43,680
SOH/AGL Deduction	7,841
ASSESSED VALUE	35,839
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,839
TOTAL JUST VALUE	43,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,680

XFOB:4:1: BATH HOUSE

XFOB:1:1: BILT MH (ONLY PD $100 FOR MH)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/356	3/09/2023	QC	U	I	11	32,000
GRANTOR: VINSON DONNA J						
GRANTEE: VINSON DONALD R						
1298/0299	7/09/2015	WD	Q	I	01	32,000
GRANTOR: KENNETH HORNE						
GRANTEE: DONALD R & LESLIE V						

BUILDING NOTES

BUILDING DIMENSIONS

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	0040	BARN,POLE	0	0	56	24	1,344.00	UT	3.00	3.00	100	2014	2014	3	100	4,032	
2	0166	CONC,PAVMT	0	0	56	11	616.00	UT	3.00	3.00	100	2014	2014	3	100	1,848	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0294	SHED WOOD/	0	0	13	8	104.00	UT	25.00	25.00	100	2014	2014	3	100	2,600	
6	9910	RV SITE/RE	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	2014	2014	3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 19,680

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	0700	C	MISC RES	0		A-1	83.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 01/08/2016 BY DF Total Acres: 1.01 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/10/2026 BY SYS