LOT 25 UNIT 9 THREE RIVERS ESTAT
817-50, 890-2165, WD 1196-2034,

DRIVER MICHAEL T/DRIVER THERESA KOON
6186 218TH TERR
O'BRIEN, FL 32071

2026

00-00-00-00747-000

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

2381 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	0
TOTAL MARKET OB/XF VALUE	23,982
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	53,982
SOH/AGL Deduction	7,954
ASSESSED VALUE	46,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,028
TOTAL JUST VALUE	53,982
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,482

XFOB:4:2: ROOM - BEDROOM/LIVING ROOM COMBO. SEE P

XFOB:4:1: SHED HAS FINISHED WALLS- WINDOW UNIT - B

SALE:1:1: LOT 25

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16170	M H	75	10/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1196/2034	6/24/2010	WD	Q	I	01	30,000
GRANTOR: TRACY U GRAFF III						
GRANTEE: MICHAEL T & THERESA						
0890/2165	10/20/1999	WD	Q	V		9,000
GRANTOR: JACKSON						
GRANTEE: T GRAFF III						

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	0070	CARPORT UF	0	0	18	20	360.00	UT	3.50	3.50	100	2010	2010	3	100	1,260	
2	0070	CARPORT UF	0	0	24	36	864.00	UT	3.50	3.50	100	2010	2010	3	100	3,024	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	14	16	224.00	UT	4.50	4.50	100	2010	2010	3	100	1,008	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	0	12	24	288.00	UT	30.00	30.00	100	2010	2010	3	100	8,640	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 23,982

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	89.00	0.00	1.00	LT		1.00	1.00	1.25	24,000.00	30,000.00	30,000							

REVIEW DATE 01/19/2016 BY DF Total Acres: 0.81 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 06/11/2026 BY SYS