

LOT 31 UNIT 9 THREE RIVERS ESTAT
670-449, WD 1484-2272, WD 1516-6

FLOYD DERRICK G/FLOYD ERIKA L
1975 NE 188TH PL
GAINESVILLE, FL 32609

2026

00-00-00-00749-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	08	SHT VINYL 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame		N/A 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	100000.09	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	288	100	
UOP	288	20	
TOTALS	576		346 26,858

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	SFR	PILING	0%	- 2025			Heated Area: 288		HX Base Yr																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/14/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/14/2026	MLU	
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			26,858
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			50,858
SOH/AGL Deduction			911
ASSESSED VALUE			49,947
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			49,947
TOTAL JUST VALUE			50,858
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			45,406
LAND:1:1: LOT 31, UNIT 9, THREE RIVERS ESTATES			
SALE:1:1: LOT 31 UNIT 9 THREE RIVERS.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/66	5/31/2024	WD	Q	I	05	145,000
GRANTOR: ORANGE TREE PROPERTY						
GRANTEE: FLOYD DERRICK G						
1484/2272	2/13/2023	WD	Q	I	05	65,000
GRANTOR: WATSON LEO V JR						
GRANTEE: ORANGE TREE PROPERT						

EXTRA FEATURES																
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
2281 SW SANTA FE DR, FORT WHITE																

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W24 S12 UOP= S6 E32 N18 W8 S12 W24\$ E24 N12\$.

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	85.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							