LOTS 10 & 11 UNIT 10 THREE RIVER
820-1797, WD 1366-1720, WD 1462-

BUTLER DONSHALINA K
1428 SW 42ND STREET B
GAINESVILLE, FL 32607

2027

00-00-00-00758-000

BUILDING CHARACTERISTICS

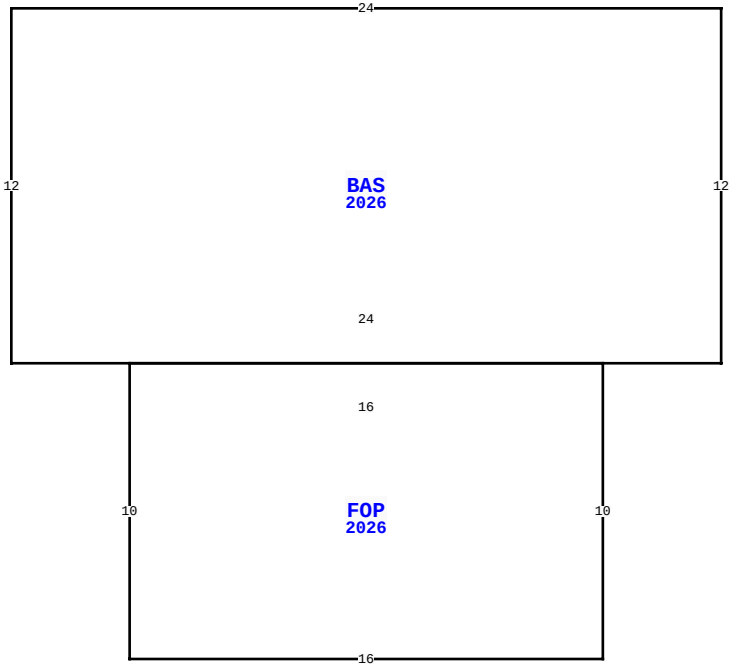
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	100000.10	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	2026	288	42,313
FOP	160	30	2026	48	7,052
TOTALS	448			336	49,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	336	133.5600	146.92	49,365	2022	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 288 HX Base Yr



891 SW WASHINGTON 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	49,365
TOTAL MARKET OB/XF VALUE	14,000
TOTAL LAND VALUE - MARKET	52,000
TOTAL MARKET VALUE	115,365
SOH/AGL Deduction	0
ASSESSED VALUE	115,365
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,365
TOTAL JUST VALUE	115,365
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37200	TR/TRAILER	257	09/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/420	3/21/2025	WD	Q	I	01	170,000
GRANTOR: JGP/VLP JOINT REVOCAB						
GRANTEE: BUTLER DONSHALINA K						
1462/2050	3/24/2022	WD	Q	I	01	80,000
GRANTOR: BRINSON MURRAY T						
GRANTEE: JGP/VLP JOINT REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=50,10] E24 S12 W24 N12 $
FOP=[YR=2026;ORIG=54,22] E16 S10 W16 N10 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2022	2021		100	2,500	
3	0296	SHED METAL	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2022	2021		100	2,500	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 14,000

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		A-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	52,000							

REVIEW DATE 08/04/2025 BY TP Total Acres: 1.84 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 11/17/2026 BY SYS