LOT 17 UNIT 10 THREE RIVERS ESTA
846-1418, QC 1401-2233, WD 1445-

BARSHAY STEPHANIE
448 SW DELAWARE WAY
FORT WHITE, FL 32038

2027

00-00-00-00762-000

BUILDING CHARACTERISTICS

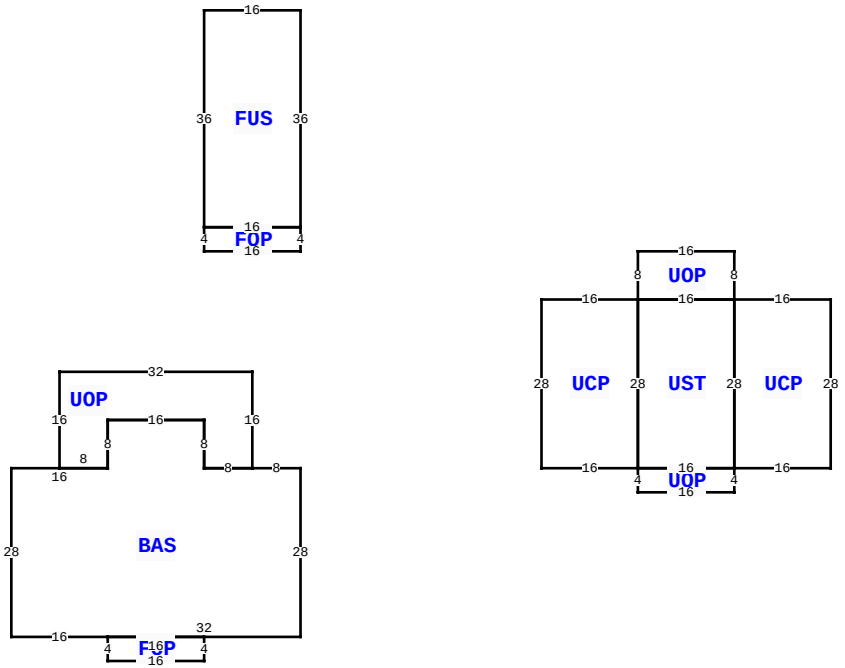
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	100000.10	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100		1,472	223,215
FOP	64	30		19	2,881
FOP	64	30		19	2,881
FUS	576	100		576	87,345
UCP	448	20		90	13,648
UCP	448	20		90	13,648
UOP	64	20		13	1,971
UOP	128	20		26	3,942
UOP	384	20		77	11,677
UST	448	45		202	30,632
TOTALS	4,096			2,584	391,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,584	132.2265	161.32	416,851	1991	2019	0	0	0	6.00	94.00

1 SFR PILING 100% - 2022 Heated Area: 2048 HX Base Yr 2022



448 SW DELAWARE WAY, FORT WHITE

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

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	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	1996	1996	3	100	500	
2	0040	BARN,POLE	0	100	10	18	180.00	UT	3.00	3.00	100	2006	2006	3	100	540	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1991	1991	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		391,840
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		418,080
SOH/AGL Deduction		69,514
ASSESSED VALUE		348,566
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		297,155
TOTAL JUST VALUE		418,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41237	ELECTRICAL		02/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1458/2053	12/06/2021	LE	U	I	14	100
GRANTOR: BARSHAY STEPHANIE						
GRANTEE: BARSHAY CARLIE						
1445/108	8/16/2021	WD	Q	I	01	330,000
GRANTOR: KESSLER STEVEN						
GRANTEE: BARSHAY STEPHANIE						

BUILDING NOTES

BUILDING DIMENSIONS

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BAS=[ORIG=0,0] W8 W8 N8 W16 S8 W16 S28 E16 E32 N28 $
FUS=[ORIG=0,-40] N36 W16 S36 E16 $
UCP=[ORIG=40,0] E16 N28 W16 S28 $
UST=[ORIG=56,0] E16 N28 W16 S28 $
UCP=[ORIG=72,0] E16 N28 W16 S28 $
UOP=[ORIG=-8,0] N16 W32 S16 E8 N8 E16 S8 E8 $
UOP=[ORIG=72,-28] N8 W16 S8 E16 $
FOP=[ORIG=-32,28] S4 E16 N4 W16 $
FOP=[ORIG=0,-40] W16 S4 E16 N4 $
UOP=[ORIG=56,0] S4 E16 N4 W16 $
.
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LAND DESCRIPTION

TOTAL OB/XF 2,240

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 03/10/2021 BY BC Total Acres: 1.16 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS