

LOTS 24 & 25 UNIT 10 THREE RIVER  
451-783, 589-369, 630-472, 637-7

DENBY WILLIE D/DENBY LANETTE  
286 SW DELAWARE WAY  
FORT WHITE, FL 32038-9615

**2026**

00-00-00-00769-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	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	100000.10	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,796	100	
FGR	672	55	
FOP	320	30	
FOP	320	30	
TOTALS	3,108		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,358	114.3630	128.09	302,036	1998	1998	0	0	27.00	73.00

1 SINGLE FAM 100% - 2000 Heated Area: 1796 HX Base Yr 2000

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		220,486	
TOTAL MARKET OB/XF VALUE		5,150	
TOTAL LAND VALUE - MARKET		32,400	
TOTAL MARKET VALUE		258,036	
SOH/AGL Deduction		100,140	
ASSESSED VALUE		157,896	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		106,485	
TOTAL JUST VALUE		258,036	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		261,057	
SALE:2:1: REAL ESTATE BROKER			
SALE:1:1: LOT 25, UNIT 10, THREE RIVERS ESTATES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
30731	MAINT/ALTR	110	02/22/2012
14132	SFR	260	06/12/1998
12695	PUMP/UTPOL	30	06/24/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0759/1635	3/25/1992	WD	Q	V		4,800
GRANTOR: SUSAN JOHNSON						
GRANTEE: WILLIE DENBY						
0745/1483	4/26/1991	WD	U	V	12	2,500
GRANTOR: MCELVAIN ELDON						
GRANTEE: SUSAN JOHNSON						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0190	FPLC PF	0	100 0 0	1.00 UT 1,200.00
2	0166	CONC, PAVMT	0	100 20 20	400.00 UT 1.50
3	0040	BARN, POLE	0	100 0 0	1.00 UT 0.00
4	0294	SHED WOOD/	0	100 0 0	1.00 UT 0.00
5	0296	SHED METAL	0	100 0 0	1.00 UT 0.00

TOTAL OB/XF															
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
1	0190	FPLC PF	0	100 0 0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC, PAVMT	0	100 20 20	400.00	UT	1.50	1.50	100	1998	1998	3	100	600	
3	0040	BARN, POLE	0	100 0 0	1.00	UT	0.00	0.00	100	2015	2015	3	100	3,000	
4	0294	SHED WOOD/	0	100 0 0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
5	0296	SHED METAL	0	100 0 0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
TOTALS												5,150			

BUILDING NOTES			
286 SW DELAWARE WAY, FORT WHITE			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/30/2024 MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
BAS= W14 S44 E3 D2 R2 E4 R2 U2 E3 FOP= E40 N8 W40 S8\$N8			
E40 N4 E2 FGR= E28 N24 W28S24\$ N24 W2 FOP= N8 W40 S8 E40\$ W40 N8\$.			

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	32,400							