LOT 51 UNIT 10 THREE RIVERS ESTA
497-547, 706-13, 819-29,30, WD 9

DUNSCOMBE SAMANTHA J REVOCABLE LIVING TRUST
2460 LAKE DR
COCA, FL 32926

2026

00-00-00-00786-000

BUILDING CHARACTERISTICS

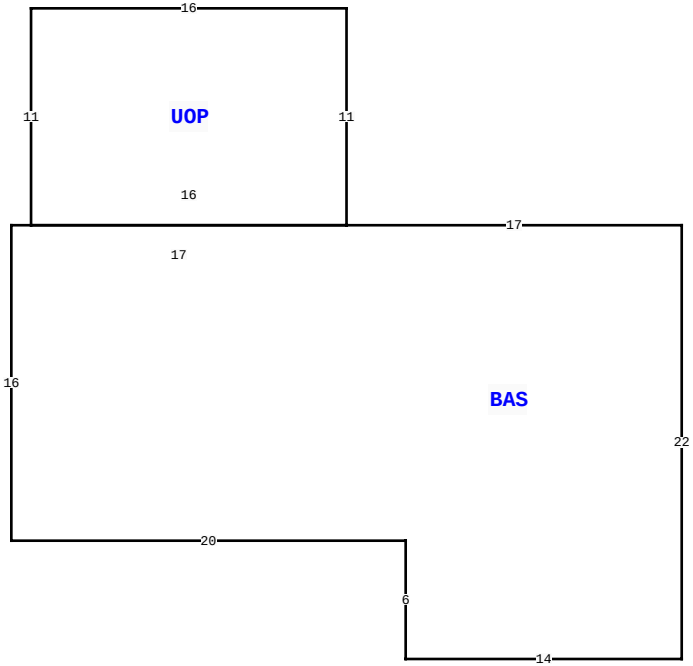
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	628	100		628	85,189
UOP	176	20		35	4,748
TOTALS	804			663	89,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	663	138.4240	155.03	102,785	1971	2015	0	0	0	12.50	87.50

1 SINGLE FAM 0% - 2022 Heated Area: 628 HX Base Yr



276 SW DINGO 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	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	89,937
TOTAL MARKET OB/XF VALUE	2,200
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	116,137
SOH/AGL Deduction	0
ASSESSED VALUE	116,137
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,137
TOTAL JUST VALUE	116,137
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,422

SALE:2:1: NEEDS CHECKING

SALE:1:1: LOT 51 UNIT 10 THREE RIVERS ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046271	Remodel	38,400	01/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/2105	2/17/2023	QC	U	I	11	100
GRANTOR: DUNSCOMBE SAMANTHA J						
GRANTEE: DUNSCOMBE SAMANTHA						
1445/2269	8/25/2021	WD	Q	I	01	121,000
GRANTOR: FALGIANI MICHAEL						
GRANTEE: DUNSCOMBE SAMANTHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UOP= N11 W16 S11 E16$ W17 S16 E20 S6 E14 N22$.

LAND DESCRIPTION

TOTAL OB/XF 2,200

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

REVIEW DATE 03/19/2026 BY robin Total Acres: 0.94 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/12/2026 BY SYS