LOT 72 UNIT 10 THREE RIVERS ESTA
307-35, 801-1825, 822-741, 827-8

RYAN JEFFERY SCOTT
2528 GLENFIELD DR
GREEN COVE SPRINGS, FL 32043

2026

00-00-00-00799-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2084 SW SANTA FE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 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	0
TOTAL MARKET OB/XF VALUE	8,680
TOTAL LAND VALUE - MARKET	16,200
TOTAL MARKET VALUE	24,880
SOH/AGL Deduction	0
ASSESSED VALUE	24,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,880
TOTAL JUST VALUE	24,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,880

SALE:3:1: LOTS 72 & 73 UNIT 10 THREE RIVERS WITH I

BLDG:1:1: ALTAR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/2383	9/02/2022	PB	U	I	18	100
GRANTOR: CLERK OF COURT (RYAN						
GRANTEE: RYAN JEFFERY SCOTT						
1372/1175	11/08/2018	QC	U	I	11	100
GRANTOR: VICTOR DIXON & VICKIE						
GRANTEE: VICKIE DIXON RYAN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0210	GARAGE U	0	0	20	28	560.00	UT	3.00	3.00	100	1993	1993	3	100	1,680	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,680

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	0700	C	MISC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	16,200							

REVIEW DATE 01/19/2016 BY DF — Total Acres: 0.60 — Total Land Value: 16,200 — Market: 0 — Agricultural: 0 — Common: 16,200 — PRINTED 04/08/2026 BY SYS