LOT 7 UNIT 11 THREE RIVERS ESTAT
763-1549, DC 1234-752, WD 1234-7

JOHNSON WILLIAM CARL/JOHNSON CONNIE D
PO BOX 207
FORT WHITE, FL 32038-0207

2026

00-00-00-00843-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.11 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

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	0
TOTAL MARKET OB/XF VALUE	20,700
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	44,700
SOH/AGL Deduction	4,043
ASSESSED VALUE	40,657
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,657
TOTAL JUST VALUE	44,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/1819	5/22/2023	LE	U	I	14	100
GRANTOR: JOHNSON WILLIAM CARL						
GRANTEE: CELLI WHITNEY L (RM						
1234/0753	5/02/2012	WD	U	V	37	15,000
GRANTOR: JOANN PERRY						
GRANTEE: WILLIAM CARL & CONN						

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	0030	BARN,MT	0	0	30	50	1,500.00	UT	9.00	9.00	100	2013	2013	3	100	13,500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
3	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 20,700

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	9901	C	AC/XFOB	0		A-1	86.00	430.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 01/14/2016 BY DF — Total Acres: 0.85 — Total Land Value: 24,000 — Market: 0 — Agricultural: 0 — Common: 24,000 — PRINTED 06/19/2026 BY SYS