LOT 11 UNIT 11 THREE RIVERS ESTA
877-471, 910-1713,

PRITCHARD BRIAN
693 SW RIVERSIDE AVE
FORT WHITE, FL 32038

2026

00-00-00-00846-011

BUILDING CHARACTERISTICS

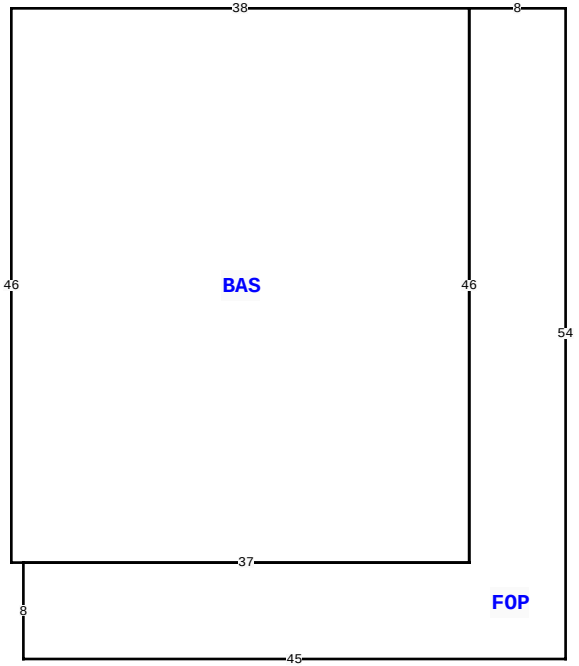
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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
BAS	1,748	100		1,748	206,130
FOP	728	30		218	25,707
TOTALS	2,476			1,966	231,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,966	120.2800	137.12	269,578	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2015 Heated Area: 1748 HX Base Yr 2015



693 SW RIVERSIDE AVE, FORT WHITE

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0	11	264.00	UT	10.00	10.00	100	2011	2011	3	100	2,640	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		231,837
TOTAL MARKET OB/XF VALUE		2,640
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		258,477
SOH/AGL Deduction		102,598
ASSESSED VALUE		155,879
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,468
TOTAL JUST VALUE		258,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,051

LAND:1:1: LOT 11, UNIT 11, THREE RIVER ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20828	SFR	318	06/30/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0910/1713	9/22/2000	WD	Q	V		9,000
GRANTOR: B OLDS						
GRANTEE: B PRITCHARD						
0877/0471	3/15/1999	WD	Q	V		9,500
GRANTOR: THREE RIVERS ESTATES						
GRANTEE: B OLDS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S46 E1 FOP= S8 E45 N54 W8 S46 W37$ E37 N46$.

LAND DESCRIPTION

TOTAL OB/XF 2,640

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		A-1	86.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 12/29/2011 BY HC Total Acres: 0.94 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 04/17/2026 BY SYS