

LOT 17AA SEC 11 THREE RIVERS EST
857-2019, 988-1653, WD 1201-2486

CLEMONS L L/CLEMONS JEANNETTE
P O BOX 518
FORT WHITE, FL 32038-0518

2026

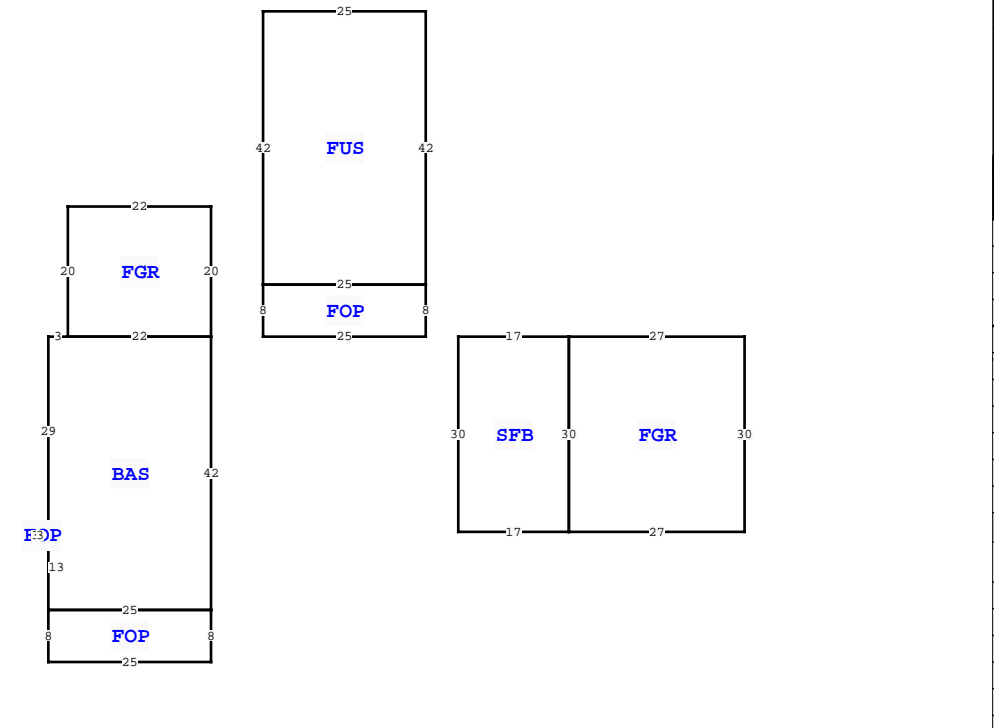
00-00-00-00852-000
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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,318	119.7000	134.06	444,811	2004	2004	0	0	21.00	79.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		351,401
TOTAL MARKET OB/XF VALUE		3,624
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		381,425
SOH/AGL Deduction		202,886
ASSESSED VALUE		178,539
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,128
TOTAL JUST VALUE		381,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,273



SALE:1:1: LOT 17-AA UNIT 11 THREE RIVERS ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21132	SFR	369	10/03/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1201/2486	9/23/2010	WD	U	I	16	100

GRANTOR: L L CLEMONS
GRANTEE: L L CLEMONS & JEANN
0098/1653 7/11/2003 WD Q V 15,000
GRANTOR: CLINTON JR & NORMA JE
GRANTEE: L L CLEMONS

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	1,050	100		1,050	111,203
FGR	440	55		242	25,630
FGR	810	55		446	47,235
FOP	6	30		2	212
FOP	200	30		60	6,355
FOP	200	30		60	6,355
FUS	1,050	100		1,050	111,203
SFB	510	80		408	43,210
TOTALS	4,266			3,318	351,401

BLD DATE	LGL DATE
	04/14/2026 MLU
XF DATE	LAND DATE
INC DATE	AG DATE

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
2	0166	CONC, PAVMT	0	100	0	0	462.00	UT	2.00	2.00	100
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100
4	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
											3,624

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W3 S29 S13 E25 N42 W22 \$											
FUS=[ORIG=55,-8] N42 W25 S42 E25 \$											
FGR=[ORIG=77,30] E27 N30 W27 S30 \$											
SFB=[ORIG=60,30] E17 N30 W17 S30 \$											
FGR=[ORIG=0,0] E22 N20 W22 S20 \$											
FOP=[ORIG=-3,42] S8 E25 N8 W25 \$											
FOP=[ORIG=30,0] E25 N8 W25 S8 \$											
FOP=[ORIG=-3,29] W2 S3 E2 N3 \$											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	80.00	0.00	1.00	LT		1.00	1.00	1.10	24,000.00	26,400.00	26,400							