

LOTS 29 & 30 UNIT 11 THREE RIVER
472-495, 687-818, 796-2133, 968-

PARK RICHARD/PARK JOAN
5112 W PLATT ST
TAMPA, FL 33609

2026

00-00-00-00854-004

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 Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
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 Units	05	CONV 100 0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,041	117.7050	131.83	400,895	2018	2018	0	0	7.00	93.00

2 SINGLE FAM 0% - 0 Heated Area: 2286 HX Base Yr

Quality	06	06			
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	2,286	100		2,286	280,268
FCP	408	25		102	12,506
FOP	60	30		18	2,207
FOP	306	30		92	11,279
FST	444	55		244	29,915
UDG	480	55		264	32,367
UDU	64	55		35	4,291
TOTALS	4,048			3,041	372,832

979 SW RIVERSIDE AVE, FORT WHITE

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

L N	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	0166	CONC,PAVMT	0	0	0	0		1.00	UT	0.00				0.00	100

EXTRA FEATURES															
TOTAL OB/XF 100															

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	372,832			
TOTAL MARKET OB/XF VALUE	100			
TOTAL LAND VALUE - MARKET	43,200			
TOTAL MARKET VALUE	416,132			
SOH/AGL Deduction	0			
ASSESSED VALUE	416,132			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	416,132			
TOTAL JUST VALUE	416,132			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	409,341			

LAND:1:1: LOTS 29 AND 30 UNIT 11 THREE RIVER EST

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40835	ELECTRICAL	0	11/02/2020
36274	SFR	0	01/31/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0968/2414	11/18/2002	WD	Q	I		122,500

GRANTOR: KOZIOL
GRANTEE: RICHARD & JOAN PARK
0796/2133 10/17/1994 WD U I 12 109,000
GRANTOR: NORMAN J & LORRAINE J
GRANTEE: WALTER R & ANNE E K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 N11 W27 S26 S24 E51 N39 \$
 UDG=[ORIG=-21,-54] W20 S24 E20 N24 \$
 FST=[ORIG=0,-35] N19 W21 S24 E9 N5 E12 \$
 FCP=[ORIG=-51,15] W17 S24 E17 N24 \$
 FOP=[ORIG=-51,39] S6 E51 N6 W51 \$
 UDU=[ORIG=30,0] E8 N8 W8 S8 \$
 FOP=[ORIG=0,-30] N5 W12 S5 E12 \$

LAND DESCRIPTION		TOTAL OB/XF 100																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	170.00	0.00	2.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	43,200							