LOT 41 UNIT 11 THREE RIVERS ESTA
672-646, 760-2171, 867-140, QC 1

ACKERSON DANIEL JAMES
2052 CORNELL ROAD
MIDDLEBURG, FL 32068

2026

00-00-00-00856-041

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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

1326 SW MONTANA ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	7,000
TOTAL LAND VALUE - MARKET	24,375
TOTAL MARKET VALUE	31,375
SOH/AGL Deduction	11,268
ASSESSED VALUE	20,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,107
TOTAL JUST VALUE	31,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38037	TR/TRAILER	257	04/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1320/1851	8/19/2016	WD	U	I	37	7,000
GRANTOR: DANA M OSER						
GRANTEE: DANIEL JAMES ACKERS						
1316/2653	6/14/2016	PR	U	I	30	100
GRANTOR: DANA OSER AS PR						
GRANTEE: DANA OSER						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.94	26,000.00	24,375.00	24,375							

REVIEW DATE 05/05/2021 BY MLU Total Acres: 1.07 Total Land Value: 24,375 Market: 0 Agricultural: 0 Common: 24,375 PRINTED 04/21/2026 BY SYS