LOTS 43 & 44 UNIT 11 THREE RIVER
757-1, 818-1511, 834-752, 847-23

PAINTER HOWARD
884 SW WASHINGTON AVE
FORT WHITE, FL 32038

2026

00-00-00-00856-044

BUILDING CHARACTERISTICS

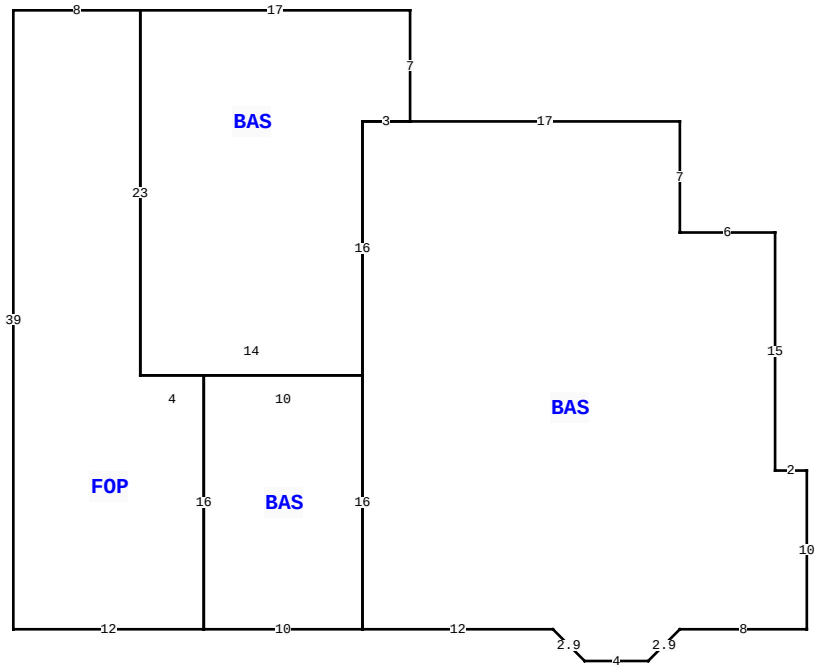
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
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	160	100		160	16,113
BAS	343	100		343	34,542
BAS	822	100		822	82,781
FOP	376	30		113	11,380
TOTALS	1,701			1,438	144,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,438	109.0600	124.33	178,787	2006	2006	0	0	0	19.00	81.00

2 SINGLE FAM 50% - 2026 Heated Area: 1325 HX Base Yr 2026



884 SW WASHINGTON AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		144,817
TOTAL MARKET OB/XF VALUE		2,688
TOTAL LAND VALUE - MARKET		46,800
TOTAL MARKET VALUE		194,305
SOH/AGL Deduction		48,217
ASSESSED VALUE		146,088
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		121,088
TOTAL JUST VALUE		194,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13301	PUMP/UTPOL	30	11/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/2619	7/17/2025	WD	Q	I	01	200,000
GRANTOR: SMITH KATHLEEN						
GRANTEE: PAINTER HOWARD						
0847/2395	10/17/1997	WD	Q	V		20,000
GRANTOR: ELDRIDGE						
GRANTEE: SMITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 N7 W17 BAS= N7 W17 FOP= W8 S39 E12 N16 W4 N23$ S23 E14 N16 E3$ W3 S16 BAS= W10 S16 E10 N16$ S16 E12 R2 D2 E4 U2 R2 E8 N10 W2 N15 $.

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	50	12	16	192.00	UT	14.00	14.00	100	2006	2006	3	100	2,688	

TOTAL OB/XF 2,688

LAND DESCRIPTION

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	50		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	26,000.00	23,400.00	46,800							

REVIEW DATE 09/03/2025 BY TP Total Acres: 1.76 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 04/21/2026 BY SYS