LOT 46 UNIT 11 THREE RIVERS ESTA
788-132, 936-302, WD 1166-1130,

NOVAK CYNTHIA
844 SW WASHINGTON AVE
FORT WHITE, FL 32038

2026

00-00-00-00856-046

BUILDING CHARACTERISTICS

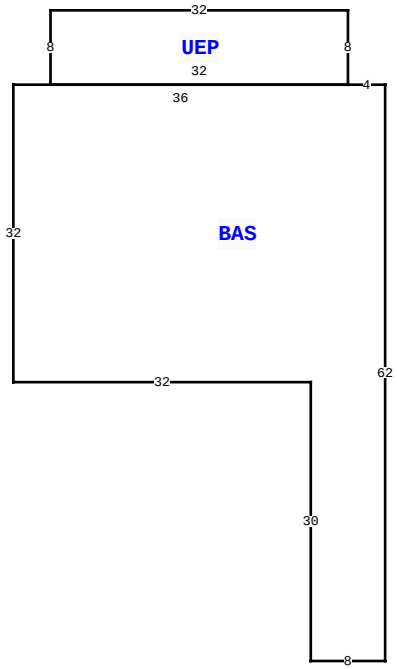
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,520	100		1,520	135,894
UEP	256	60		154	13,768
TOTALS	1,776			1,674	149,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,674	103.0000	115.36	193,113	2007	2007	0	0	0	22.50	77.50

1 SINGLE FAM 100% - 2023 Heated Area: 1520 HX Base Yr 2023



844 SW WASHINGTON AVE, 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	250	
3	0166	CONC,PAVMT	0	100	12	24	288.00	UT	2.00	2.00	100	2013	2013	3	100	576	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		149,663
TOTAL MARKET OB/XF VALUE		1,826
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		177,489
SOH/AGL Deduction		75,889
ASSESSED VALUE		101,600
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		50,189
TOTAL JUST VALUE		177,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,902

SALE:1:1: WD REPLACING AGREEMENT (MAIL SENT TO THE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19336	TR/TRAILER	75	03/19/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/1197	2/17/2022	LE	U	I	14	100
GRANTOR: NOVAK CYNTHIA						
GRANTEE: NOVAK MELISSA M/JTW						
1414/1278	6/30/2020	WD	Q	I	01	154,000
GRANTOR: MATTHEW K & GRACIE L						
GRANTEE: CYNTHIA NOVAK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 UEP= N8 W32 S8 E32$ W36 S32 E32 S30 E8 N62$.

LAND DESCRIPTION

TOTAL OB/XF 1,826

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 01/12/2016 BY DF Total Acres: 0.87 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 06/19/2026 BY SYS