LOT 52 UNIT 11 THREE RIVERS ESTA
783-815, DC 1237-1901, WD 1281-6

BECK NICHOLAS
744 SW WASHINGTON AVE
FORT WHITE, FL 32038

2027

00-00-00-00857-052

BUILDING CHARACTERISTICS

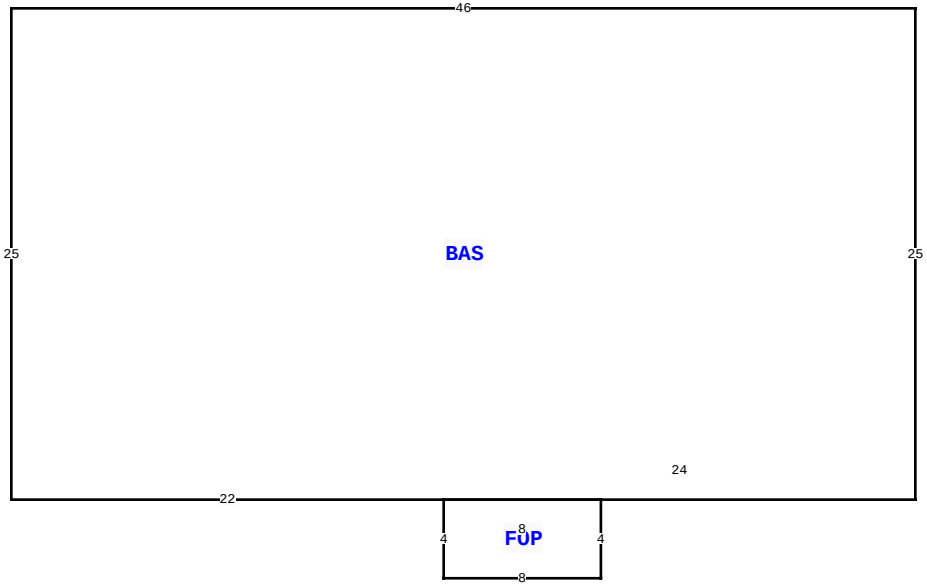
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,150	100		1,150	142,292
FOP	32	30		10	1,238
TOTALS	1,182			1,160	143,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,160	124.9857	137.48	159,477	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2022 Heated Area: 1150 HX Base Yr 2022



744 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	143,529
TOTAL MARKET OB/XF VALUE	1,572
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	171,101
SOH/AGL Deduction	11,653
ASSESSED VALUE	159,448
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	108,037
TOTAL JUST VALUE	171,101
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051268	Roof Replacement	9,800	10/25/2024
32766	SFR	381	03/12/2015
7127	M H	60	05/06/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/633	1/15/2021	WD	Q	I	01	210,000
GRANTOR: BAGLEY PHILIP J						
GRANTEE: BECK NICHOLAS						
1313/1421	4/18/2016	WD	U	V	11	100
GRANTOR: VERA DANIELS						
GRANTEE: PHILLIP J & LINDA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W46 S25 E22 E24 N25 $
FOP=[ORIG=-24,25] S4 E8 N4 W8 $
.

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	10	14	140.00	UT	9.00	9.00	100	2015	2015	3	100	1,260	
2	0166	CONC,PAVMT	0	100	0	0	156.00	UT	2.00	2.00	100	2015	2015	3	100	312	

LAND DESCRIPTION

TOTAL OB/XF 1,572

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 11/25/2024 BY JS Total Acres: 0.87 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/20/2026 BY SYS