

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

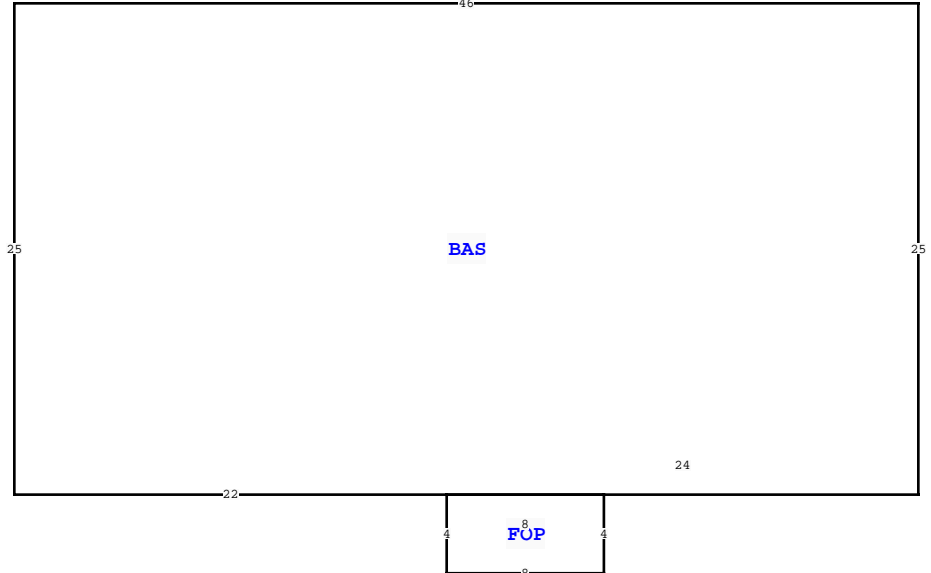
BECK NICHOLAS
744 SW WASHINGTON AVE
FORT WHITE, FL 32038

2026

00-00-00-00857-052

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	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
Architectural	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
BAS	1,150	100	
FOP	32	30	
TOTALS	1,182		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022								
				Heated Area:	1150			HX Base Yr	2022		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			146,139
TOTAL MARKET OB/XF VALUE			1,572
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			173,711
SOH/AGL Deduction			18,907
ASSESSED VALUE			154,804
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			103,393
TOTAL JUST VALUE			173,711
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			169,335

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						

EXTRA FEATURES																
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	0296	SHED METAL	0	100	10	14	UT	9.00	9.00	100	2015	2015	3	100	1,260	
2	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	2015	2015	3	100	312	

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

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

LAND DESCRIPTION										TOTAL OB/XF														
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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							