

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

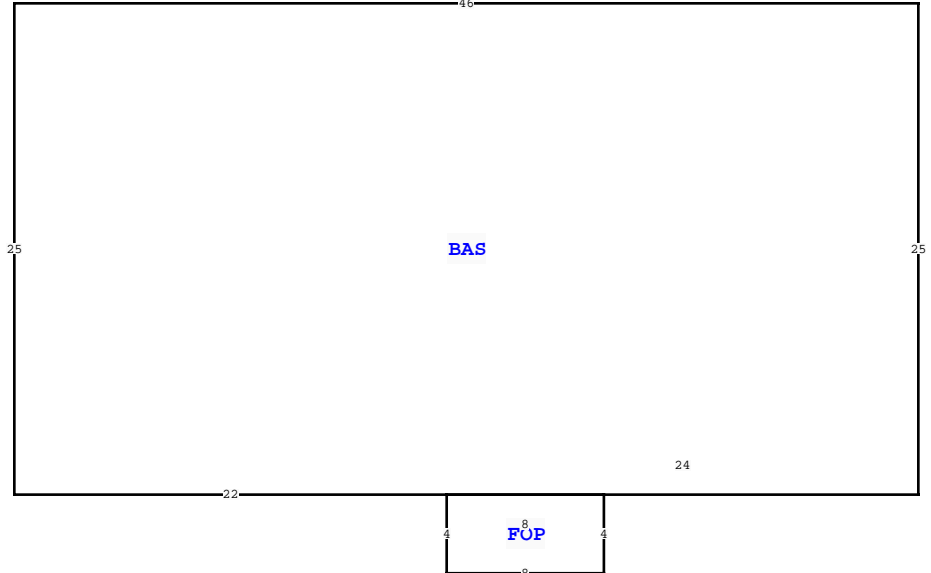
BECK NICHOLAS
744 SW WASHINGTON AVE
FORT WHITE, FL 32038

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		
		1,160	148,749

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			148,749
TOTAL MARKET OB/XF VALUE			1,572
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			176,321
SOH/AGL Deduction			21,517
ASSESSED VALUE			154,804
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			103,393
TOTAL JUST VALUE			176,321
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	

744 SW WASHINGTON AVE, FORT WHITE
 BLD DATE
 XF DATE
 INC DATE
 LGL 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							