LOT 70 UNIT 11 THREE RIVERS ESTA
413-602, 740-668, 916-255, 965-2

WILKERSON SHELDA S/WILKERSON JOHN C
444 SW WASHINGTON AVE
FORT WHITE, FL 32038

2027

00-00-00-00860-010

BUILDING CHARACTERISTICS

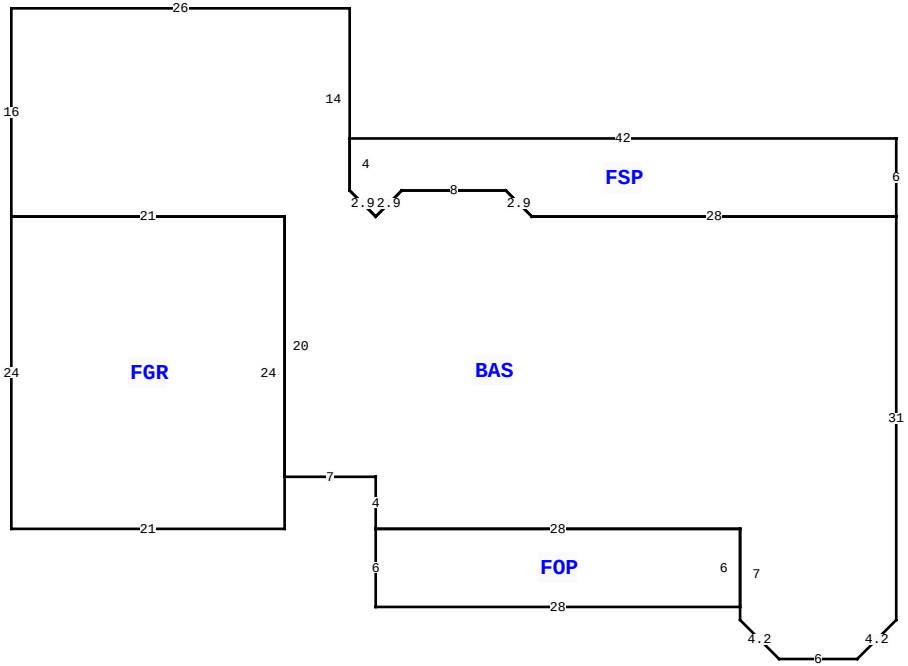
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	07	07
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	1,649	100		1,649	193,817
FGR	504	55		277	32,557
FOP	168	30		50	5,877
FSP	230	40		92	10,814
TOTALS	2,551			2,068	243,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,068	135.2538	148.78	307,677	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2022 Heated Area: 1649 HX Base Yr 2022



444 SW WASHINGTON AVE, FORT WHITE

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	100	12	16	192.00	UT	2.00	2.00	100	2004	2004	3	100	384	
3	0296	SHED METAL	0	100	12	16	192.00	UT	12.00	12.00	100	2006	2006	3	100	2,304	
4	0070	CARPORT UF	0	100	10	20	200.00	UT	2.50	2.50	100	2006	2006	3	100	500	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		243,065
TOTAL MARKET OB/XF VALUE		5,788
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		274,853
SOH/AGL Deduction		30,831
ASSESSED VALUE		244,022
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		192,611
TOTAL JUST VALUE		274,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21586	SFR	490	03/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/2218	3/22/2022	QC	U	I	11	100
GRANTOR: WILKERSON SHELDA S						
GRANTEE: WILKERSON SHELDA S						
1377/0651	1/22/2019	WD	U	I	11	100
GRANTOR: EVELYN J JOHNSON						
GRANTEE: E J JOHNSON& S S WI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S16 FGR= S24 E21 N24 W21$ E21 S20 E7 S4 FOP= S6 E28 N6 W28$ E28 S7 R3 D3 E6 U3 R3 N31 FSP= N6 W42 S4 D2 R2 R2 U2 E8 D2 R2 E28$ W28 L2 U2 W8 D2 L2 L2 U2 N14$.

LAND DESCRIPTION

TOTAL OB/XF 5,788

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: 0.93 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/20/2026 BY SYS