LOT 74 UNIT 11 THREE RIVERS ESTA
526-418, 755-2089, 862-620, WD 1

RAYNOR THOMAS
378 SW WASHINGTON DR
FORT WHITE, FL 32038

2027

00-00-00-00862-002

BUILDING CHARACTERISTICS

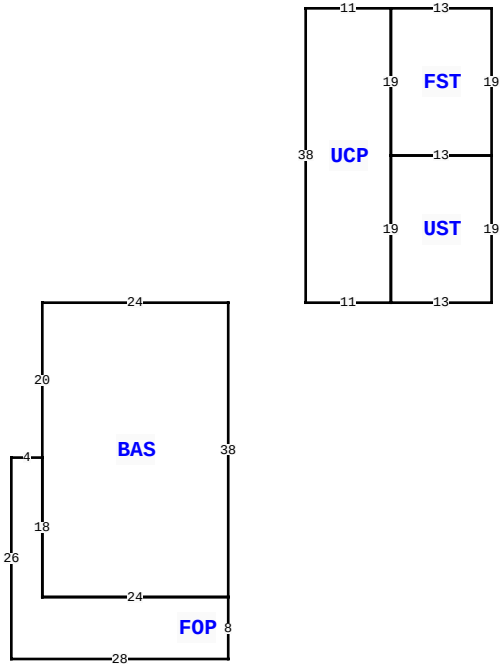
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	912	100		912	113,533
FOP	296	30		89	11,079
FST	247	55		136	16,930
UCP	418	20		84	10,457
UST	247	45		111	13,818
TOTALS	2,120			1,332	165,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,332	127.5456	155.61	207,273	1984	2005	0	0	0	20.00	80.00

1 SFR PILING 0% - 2025 Heated Area: 912 HX Base Yr



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

378 SW WASHINGTON AVE, FORT WHITE

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	165,818
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	191,918
SOH/AGL Deduction	0
ASSESSED VALUE	191,918
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,918
TOTAL JUST VALUE	191,918
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048521	Roof Replacement	9,000	10/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1568/1626	5/06/2026	WD	U	I	16	135,000
GRANTOR: RAYNOR THOMAS						
GRANTEE: RAYNOR THOMAS						
1510/1333	3/05/2024	WD	Q	I	01	235,000
GRANTOR: EVANS MARY JO						
GRANTEE: RAYNOR THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S20 S18 E24 N38 $
UCP=[ORIG=10,0] E11 N19 N19 W11 S38 $
FOP=[ORIG=-24,20] W4 S26 E28 N8 W24 N18 $
UST=[ORIG=21,0] E13 N19 W13 S19 $
FST=[ORIG=21,-19] E13 N19 W13 S19 $
.

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	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	0		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 03/20/2024 BY TP Total Acres: 0.90 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/20/2026 BY SYS