



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	60
Exterior Wall	15	CONC BLOCK	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
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	538	100	
BAS	750	100	
FUS	538	100	
TOTALS	1,826		1,826 112,055

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0100	01	1,826	84.2927	94.41	172,393	1996	1996	0	0	35.00	65.00														
1 SINGLE FAM 0% - 0																									
Heated Area: 1826 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>LGL DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td>04/14/2026</td> </tr> <tr> <th>XF DATE</th> <th>LAND DATE</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <th>INC DATE</th> <th>AG DATE</th> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	LGL DATE		04/14/2026	XF DATE	LAND DATE			INC DATE	AG DATE		
BLD DATE	LGL DATE																								
	04/14/2026																								
XF DATE	LAND DATE																								
INC DATE	AG DATE																								

210 SW WASHINGTON AVE, FORT WHITE

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		112,055	
TOTAL MARKET OB/XF VALUE		4,376	
TOTAL LAND VALUE - MARKET		26,000	
TOTAL MARKET VALUE		142,431	
SOH/AGL Deduction		0	
ASSESSED VALUE		142,431	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		142,431	
TOTAL JUST VALUE		142,431	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		136,431	

SALE:1:1: LOT 84 UNIT 11 THREE RIVERS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10762	SFR	140	02/15/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1351/1046	1/10/2018	WD	U	I	31	150,000
GRANTOR: JLEFT LLC						
GRANTEE: 3RIVERSESCAPE LLC						
1331/0983	1/31/2017	WD	U	I	12	45,500
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: JLEFT LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W30 S25 E30 N25 \$	
BAS=[ORIG=0,0] N15 W10 U5L5 W15 S20 E30 \$	
FUS=[ORIG=40,-30] N15 W10 U5L5 W15 S20 E30 \$	

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0040	BARN, POLE	0	0	33	24	792.00	UT	3.00	3.00	100	2006	2006	3	100	2,376	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
TOTAL OB/XF 4,376																	

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							