LOT 84 SEC 11 THREE RIVERS ESTAT
432-157, 817-1069, 902-430, DC 1

3RIVERSESCAPE LLC
1855 SW PALOMA CT
LAKE CITY, FL 32025

2027

00-00-00-00864-000

BUILDING CHARACTERISTICS

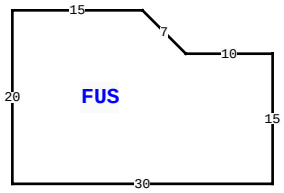
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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/

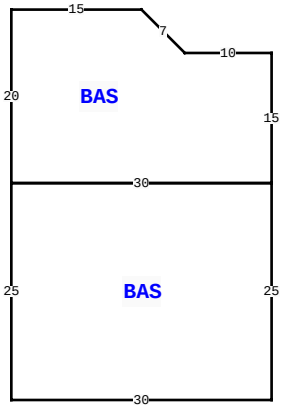
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	538	100		538	32,424
BAS	750	100		750	45,201
FUS	538	100		538	32,424
TOTALS	1,826			1,826	110,050

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	92.72	169,307	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1826 HX Base Yr





210 SW WASHINGTON AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	110,050
TOTAL MARKET OB/XF VALUE	4,376
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	140,426
SOH/AGL Deduction	0
ASSESSED VALUE	140,426
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,426
TOTAL JUST VALUE	140,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,431

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 $
.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 4,376

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 06/18/2001 BY JS Total Acres: 0.90 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/20/2026 BY SYS