LOT 34 UNIT 12 THREE RIVERS ESTA
WD 1049-1857, WD 1104-2603, WD 1

BARCIA PHILLIP SCOTT
384 SW RENO WAY
FORT WHITE, FL 32038

2027

00-00-00-00865-034

BUILDING CHARACTERISTICS

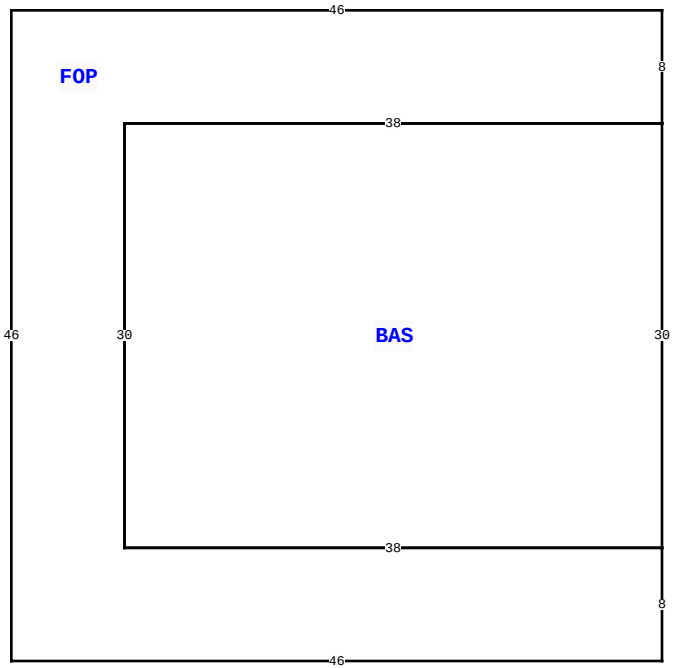
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.12	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	146,305
FOP	976	30		293	37,603
TOTALS	2,116			1,433	183,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,433	135.6600	149.23	213,847	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2012 Heated Area: 1140 HX Base Yr 2012



384 SW RENO WAY, 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	0040	BARN,POLE	0	100	30	40	1,200.00	UT	9.00	9.00	100	2011	2011	3	100	10,800	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	183,908
TOTAL MARKET OB/XF VALUE	11,150
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	219,058
SOH/AGL Deduction	68,532
ASSESSED VALUE	150,526
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	99,115
TOTAL JUST VALUE	219,058
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29438	SFR	706	05/31/2011
29337	PUMP/UTPOL	50	04/21/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1224/2762	11/17/2011	WD	Q	V	05	75,000
GRANTOR: MARYLAND LANE LLC						
GRANTEE: PHILLIP SCOTT BARCI						
1212/1328	4/01/2011	WD	Q	V	01	8,000
GRANTOR: DONALD P KENNISTON &						
GRANTEE: MARYLAND LANE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N30 FOP= N8 W46 S46 E46 N8 W38 N30 E38$ W38 S30 E38$.

LAND DESCRIPTION

TOTAL OB/XF 11,150

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 02/08/2016 BY DF Total Acres: 0.94 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/20/2026 BY SYS