LOT 67 UNIT 12 THREE RIVERS ESTA
654-48, 817-1955, WD 1037-495, W

POWELL DAVID/POWELL LISA
495 NE 3RD ST
LAKE BUTLER, FL 32054

2026

00-00-00-00865-067

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

201 SW OHIO PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0	24	60	1,440.00	UT	12.00	12.00	100	2023	2022		100	17,280	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	24,280
TOTAL LAND VALUE - MARKET	16,800
TOTAL MARKET VALUE	41,080
SOH/AGL Deduction	512
ASSESSED VALUE	40,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,568
TOTAL JUST VALUE	41,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,880

LAND:1:1: LOT 67 UNIT 12 THREE RIVERS ESTATES.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041568	Electrical Servic	0	03/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/0093	8/31/2020	WD	Q	V	01	13,000
GRANTOR: TERESA MOSHKSAYAN						
GRANTEE: DAVID & LISA POWELL						
1301/2355	9/29/2015	WD	U	V	37	3,000
GRANTOR: STEVEN K CRAPPS						
GRANTEE: TERESA MOSHKSAYAN (						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 24,280

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	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.70	24,000.00	16,800.00	16,800							

REVIEW DATE 02/24/2022 BY MLU Total Acres: 0.92 Total Land Value: 16,800 Market: 0 Agricultural: 0 Common: 16,800 PRINTED 04/30/2026 BY SYS