

LOT 13 UNIT 12 THREE RIVERS ESTA
669-162, 780-97, 791-1662, 891-7

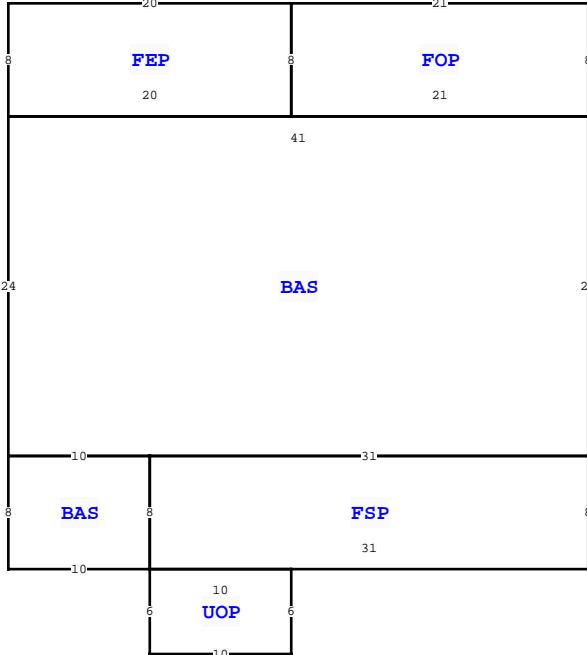
WILDER CHARLES E/WILDER SUSAN D
256 SW CALIFORNIA TERRACE
FORT WHITE, FL 32038

2026

00-00-00-00870-000
00-00-00-00870-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	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
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
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
BAS	80	100	
BAS	984	100	
FEP	160	80	
FOP	168	30	
FSP	248	40	
UOP	60	20	
TOTALS	1,700		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,353	111.8000	127.45	172,440	1989	1989	0	0	35.00	65.00
1 SINGLE FAM 100% - 2000 Heated Area: 1064 HX Base Yr 2000											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	112,086			
TOTAL MARKET OB/XF VALUE	3,300			
TOTAL LAND VALUE - MARKET	24,000			
TOTAL MARKET VALUE	139,386			
SOH/AGL Deduction	66,322			
ASSESSED VALUE	73,064			
TOTAL EXEMPTION VALUE	HX HB SX 73,064			
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	139,386			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	131,425			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/0155	9/23/2019	LE	U	I	14	100
GRANTOR: CHARLES E & SUSAN D W						
GRANTEE: C WILDER, D HERRCK						
0891/0077	10/29/1999	WD	Q	I		60,000
GRANTOR: STALNAKER						
GRANTEE: WILDER'S						

EXTRA FEATURES																
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	0296	SHED METAL	0	100	11	16	1.00	UT	0.00	100	1993	1993	3	100	800	
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	100	1993	1993	3	100	1,000	
3	0060	CARPORT F	0	100	20	25	1.00	UT	0.00	100	1993	1993	3	100	1,500	

TOTAL OB/XF										3,300						
256 SW CALIFORNIA TER, FORT WHITE										BLD DATE		LGL DATE		04/14/2026	MLU	
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W41 S24 BAS= S8 E10 N8 W10\$ E10 FSP= S8 UOP= S6 E10 N6 W10\$ E31 N8 W31\$ E31 N24\$ FOP= N8 W21 FEP= W20 S8 E20 N8\$ S8 E21\$.									

LAND DESCRIPTION										TOTAL OB/XF										3,300				
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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							