

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

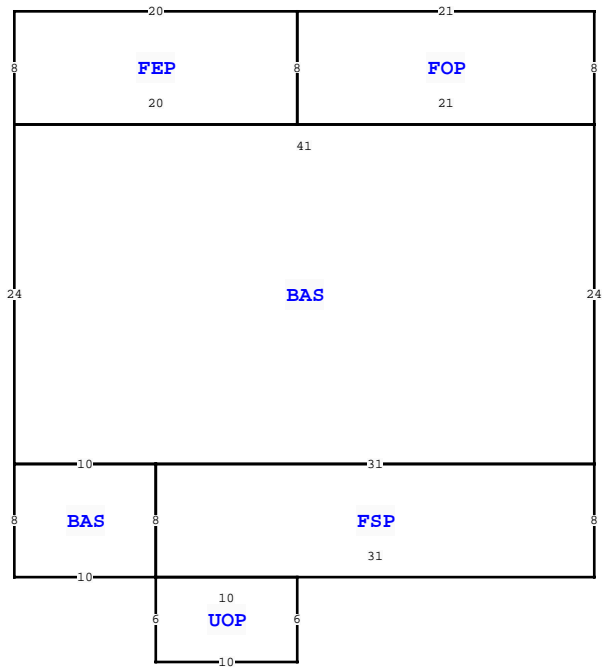
WILDER CHARLES E/WILDER SUSAN D
256 SW CALIFORNIA TERRACE
FORT WHITE, FL 32038

2026

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

BUILDING CHARACTERISTICS	
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 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	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
	TOT ADJ AREA
	SUBAREA MARKET VALUE
BAS	80 100
BAS	984 100
FEP	160 80
FOP	168 30
FSP	248 40
UOP	60 20
TOTALS	1,700 1,353 110,125

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	125.22	169,423	1989	1989	0	0	35.00	65.00
1 SINGLE FAM 100% - 2000 Heated Area: 1064 HX Base Yr 2000											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		110,125	
TOTAL MARKET OB/XF VALUE		3,300	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		137,425	
SOH/AGL Deduction		64,361	
ASSESSED VALUE		73,064	
TOTAL EXEMPTION VALUE		HX HB SX 73,064	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		137,425	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		131,425	
SALE:3:1: HAS WELL & SEPTIC TANK			
SALE:2:1: LOT 13 UNIT 12 THREE RIVERS			
SALE:1:1: LOT 13 UNIT 12 THREE RIVERS ESTATES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1395/0155	9/23/2019	LE U	I 14
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			
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\$.			

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

LAND DESCRIPTION																								
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							

TOTAL OB/XF									
3,300									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/14/2026 MLU									