LOT 42 UNIT 12 THREE RIVERS ESTA
496-239, 786-1476, WD 1385-566,

CRAIG SARAH
164 SW RENO WAY
FORT WHITE, FL 32038

2026

00-00-00-00888-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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

330 SW OHIO PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 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	0
TOTAL MARKET OB/XF VALUE	9,229
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	27,229
SOH/AGL Deduction	6,892
ASSESSED VALUE	20,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,337
TOTAL JUST VALUE	27,229
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,229

SALE:1:1: WD REPLACING AGREEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/0566	5/22/2019	WD	U	V	37	26,000
GRANTOR: JOHNNY MCWATERS						
GRANTEE: SARAH CRAIG						
0786/1476	2/16/1994	WD	U	V	12	6,500
GRANTOR: THREE RIVERS						
GRANTEE: JOHNNY MCWATERS						

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	10	14	140.00	UT	3.00	3.00	100	1996	1996	3	100	420	
2	0296	SHED METAL	0	0	6	8	48.00	UT	3.00	3.00	100	1996	1996	3	100	144	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	9	14	126.00	UT	2.50	2.50	100	2006	2006	3	100	315	
5	0070	CARPORT UF	0	0	18	30	540.00	UT	2.50	2.50	100	2006	2006	3	100	1,350	

LAND DESCRIPTION

TOTAL OB/XF 9,229

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	0700	C	MISC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/08/2016 BY DF Total Acres: 1.29 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 04/08/2026 BY SYS