

LOT 49 UNIT 12 THREE RIVERS ESTA
796-534, 807-498,

PONCE JORGE E
611 SW MANATEE TER
FORT WHITE, FL 32038

2026

00-00-00-00890-004
00-00-00-00890-004

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																														
																		STANDARD																														
																	VALUATION BY										Tax Group: 3		Tax Dist:																			
																	BUILDING MARKET VALUE										0																					
																	TOTAL MARKET OB/XF VALUE										0																					
																	TOTAL LAND VALUE - MARKET										24,000																					
																	TOTAL MARKET VALUE										24,000																					
																	SOH/AGL Deduction										13,371																					
																	ASSESSED VALUE										10,629																					
																	TOTAL EXEMPTION VALUE										0																					
																	BASE TAXABLE VALUE										10,629																					
																	TOTAL JUST VALUE										24,000																					
																	NCON VALUE										0																					
																	INCOME VALUE																															
																	PREVIOUS YEAR MKT VALUE										18,000																					
																	SALE: 2:1: WD REPLACING AGREEMENT																															
																	SALE: 1:1: SALE NOT IN LINE SEE SALE 2																															
																	PERMIT NUM				DESCRIPTION				AMT		ISSUED																					
																	SALES DATA																															
																	OFF RECORD Number		DATE		TYPE INST		Q / V		I / I		RSN CD		SALE PRICE																			
																	0807/0498		6/06/1995		WD Q		V						3,900																			
																	GRANTOR: TIMOTHY & ELLEN MCLAU																															
																	GRANTEE: JORGE E PONCE																															
																	0796/0534		8/11/1994		WD U		V		12				6,000																			
																	GRANTOR: THREE RIVERS																															
																	GRANTEE: TIMOTHY & ELLEN MCL																															
																	BUILDING NOTES																															
																	BUILDING DIMENSIONS																															
																	TOTALS																															
																	BLD DATE				LGL DATE		04/14/2026		MLU																							
																	XF DATE				LAND DATE																											
																	INC DATE				AG DATE																											
																	EXTRA FEATURES																															
L	OB/XF	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																												
N	CODE																																															
																					TOTAL OB/XF										0																	
																	LAND DESCRIPTION																															
L	USE	CLS	LAND USE	CAP	R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPHT	%	TOT	UNIT	ADJ UNIT	LAND	OTHER ADJUSTMENTS	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																								
N	CODE		DESCRIPTION		D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VALUE	AND NOTES																														
1	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000																															
																					REVIEW DATE										04/14/2026		BY		MLU		Total Acres: 1.07		Total Land Value: 24,000		Market: 0		Agricultural: 0		Common: 24,000		PRINTED 06/17/2026 BY SYS	