

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									
																		<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 18,000 <b>TOTAL MARKET VALUE</b> 18,000 SOH/AGL Deduction 7,371 <b>ASSESSED VALUE</b> 10,629 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 10,629 <b>TOTAL JUST VALUE</b> 18,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 18,000  SALE: 2:1: WD REPLACING AGREEMENT SALE: 1:1: SALE NOT IN LINE SEE SALE 2									
DOR CODE 0000 VACANT																PERMIT NUM				DESCRIPTION		AMT	ISSUED				
MAP NUM																											
NEIGHBORHOOD/LOC 100000.12 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
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												
																BLD DATE				LGL DATE		04/30/2024		MLU			
																XF DATE				LAND DATE							
																INC DATE				AG DATE							
LAND DESCRIPTION																TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	18,000.00	18,000.00	18,000										
REVIEW DATE 04/30/2024 BY MLU Total Acres: 1.07 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 04/08/2026 BY SYS																											