LOTS 30 & 31 UNIT 14 THREE RIVER
827-2227, QC 1454-1033

KELLEY MICHAEL SHAWN/KELLEY MELANIE LORRAINE
711 SW CALIFORNIA TER
FORT WHITE, FL 32038

2027

00-00-00-00909-000

BUILDING CHARACTERISTICS

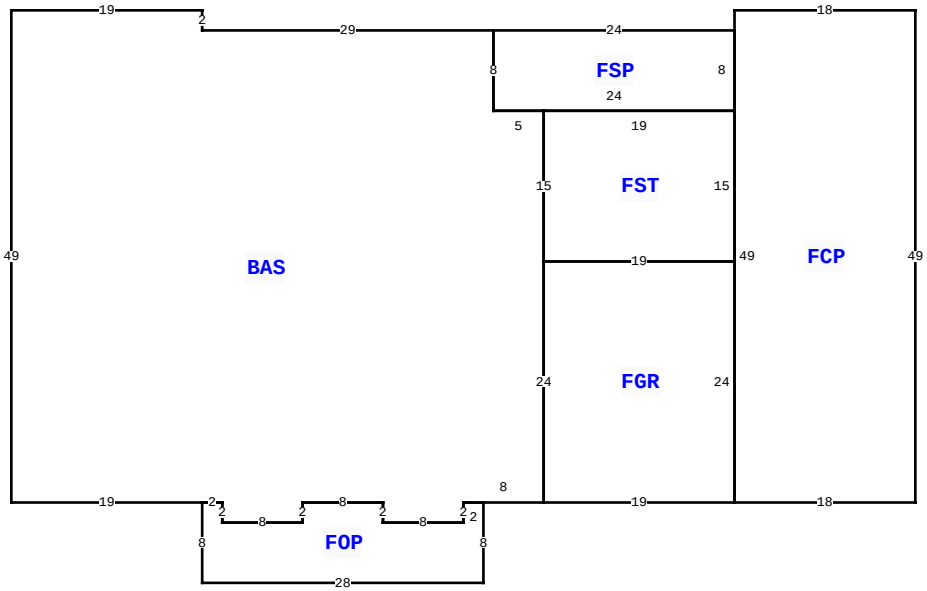
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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		100000.14 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,521	100		2,521	173,873
FCP	882	25		220	15,173
FGR	456	55		251	17,311
FOP	192	30		58	4,000
FSP	192	40		77	5,311
FST	285	55		157	10,828
TOTALS	4,528			3,284	226,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,284	114.0000	125.40	411,814	1987	1987	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2022 Heated Area: 2521 HX Base Yr 2022



711 SW CALIFORNIA TER, FORT WHITE

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

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	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	506	
2	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	307	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
4	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1993	1993	3	40	6,000	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
8	0031	BARN,MT AE	0	100	0	0	1.00	UT	27,420.00	27,420.00	100	2021	2021		100	27,420	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		226,498
TOTAL MARKET OB/XF VALUE		50,169
TOTAL LAND VALUE - MARKET		43,200
TOTAL MARKET VALUE		319,867
SOH/AGL Deduction		81,190
ASSESSED VALUE		238,677
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		187,266
TOTAL JUST VALUE		319,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055001	Roof Replacement	24,000	02/11/2026
000041696	Storage Building	21,099	04/08/2021
7599	POOL	10,000	09/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/1033	11/29/2021	QC	U	I	11	100
GRANTOR: ZAWOY ROBERT & R CHAR						
GRANTEE: KELLEY MICHAEL SHAW						
0556/0545	2/01/1985	WD	Q	V		4,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 N2 W19 S49 E19 FOP= S8 E28 N8 W2 S2 W8 N2 W8 S2 W8N2 W2$ E2 S2 E8 N2 E8 S2 E8 N2E8 FGR= E19 FCP= E18 N49 W18 S49$ N24 W19S24$ N24 FST= E19 N15 W19 S15$N15 W5 N8$FSP= E24 S8 W24 N8$.

LAND DESCRIPTION

TOTAL OB/XF 50,169

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	0100	C	SFR	100		A-1	360.00	0.00	2.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	43,200							

REVIEW DATE 07/15/2021 BY JB Total Acres: 1.98 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 11/20/2026 BY SYS