

LOT 41 UNIT 14 THREE RIVERS ESTA
735-151, 738-961, WD 1037-777, W

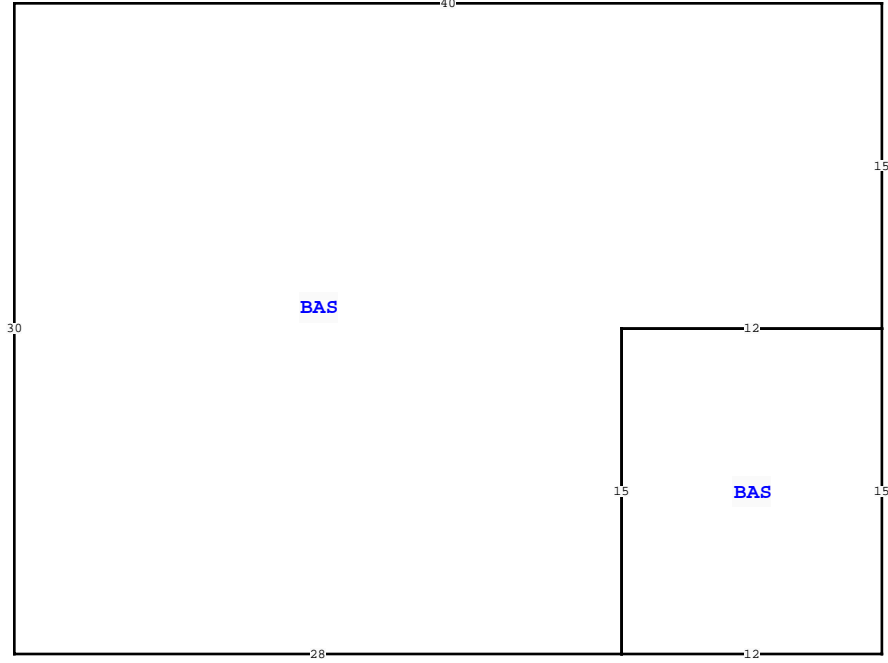
KASPER CHRISTINE
150 SW VIRGINIA WAY
FORT WHITE, FL 32038

2026

00-00-00-00913-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	80
Interior Floor	13	LAM/VNLPLK	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	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
BAS	180	100	
BAS	1,020	100	
TOTALS	1,200		1,200 131,062

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2022								
				Heated Area: 1200			HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE				131,062
TOTAL MARKET OB/XF VALUE				942
TOTAL LAND VALUE - MARKET				24,000
TOTAL MARKET VALUE				156,004
SOH/AGL Deduction				22,325
ASSESSED VALUE				133,679
TOTAL EXEMPTION VALUE	HX HB			51,411
BASE TAXABLE VALUE				82,268
TOTAL JUST VALUE				156,004
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				152,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25731	ADDN SFR	347	04/19/2007
23742	TR/TRAILER	0	10/20/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/2339	7/26/2021	WD	Q	I	01	135,000

GRANTOR: MASSA RICHARD O
GRANTEE: KASPER CHRISTINE
1377/1685 11/23/2018 QC U I 11 100
GRANTOR: LILLIAN S CAUSSADE
GRANTEE: RICHARD O MASSA

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	0166	CONC, PAVMT	0	100	0	0	214.00	UT	3.00	3.00	100	2008	2008	3	100	642	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

TOTAL OB/XF												942			
150 SW VIRGINIA WAY, FORT WHITE															

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W40 S30 E28 BAS= E12 N15 W12 S15\$ N15 E12 N15\$.											

LAND DESCRIPTION												TOTAL OB/XF													
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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			A-1	98.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							