LOT 17 UNIT 17 THREE RIVERS ESTA
420-269, WD 1032-2457, WD 1038-1

BROCKWAY ALBERT/REUTER ANGELA DAWN
1108 SW CENTRAL TER
FORT WHITE, FL 32038

2026

00-00-00-00943-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

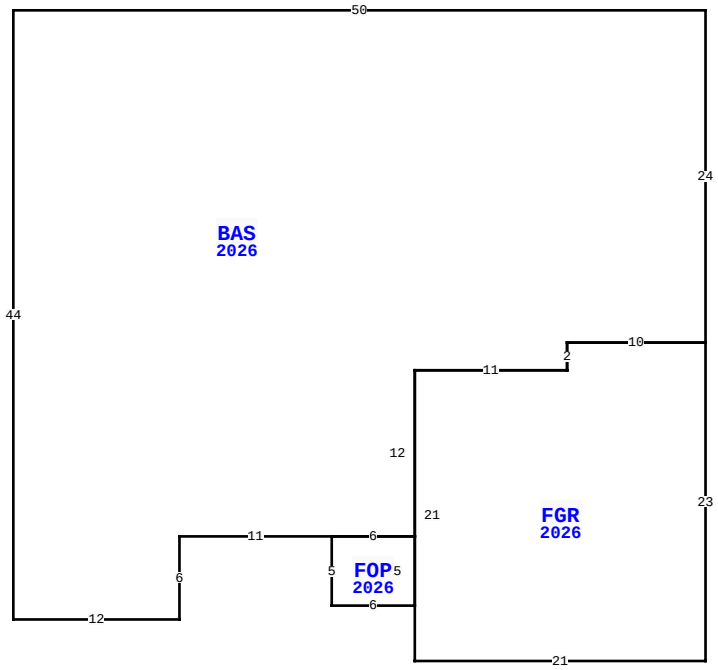
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.17 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100	2026	1,700	218,722
FGR	461	55	2026	254	32,680
FOP	30	30	2026	9	1,158
TOTALS	2,191			1,963	252,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,963	112.8600	128.66	252,560	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1700 HX Base Yr 2026



1108 SW CENTRAL 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	0166	CONC,PAVMT	0	100	0	0	500.00	UT	3.50	3.50	100	2026	2025		100	1,750	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		252,560
TOTAL MARKET OB/XF VALUE		2,950
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		279,510
SOH/AGL Deduction		0
ASSESSED VALUE		279,510
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		228,099
TOTAL JUST VALUE		279,510
NCON VALUE		255,510
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		18,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049847	New Residential C	280,741	05/17/2024
000049800	Right-of-Way Acce		05/14/2024
38473	MAINT/ALTR	75	08/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/536	4/23/2024	QC	U	V	11	0
GRANTOR: REUTER ANGELA DAWN						
GRANTEE: BROCKWAY ALBERT						
1508/1028	2/20/2024	QC	U	V	11	100
GRANTOR: DENCE WENONAH J						
GRANTEE: REUTER ANGELA DAWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=71,9] W50 S44 E12 N6 E11 E6 N12 E11 N2 E10 N24 $
FGR=[YR=2026;ORIG=71,33] W10 S2 W11 S21 E21 N23 $
FOP=[YR=2026;ORIG=44,47] E6 S5 W6 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,950

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 03/05/2026 BY robin Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 04/17/2026 BY SYS