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 |

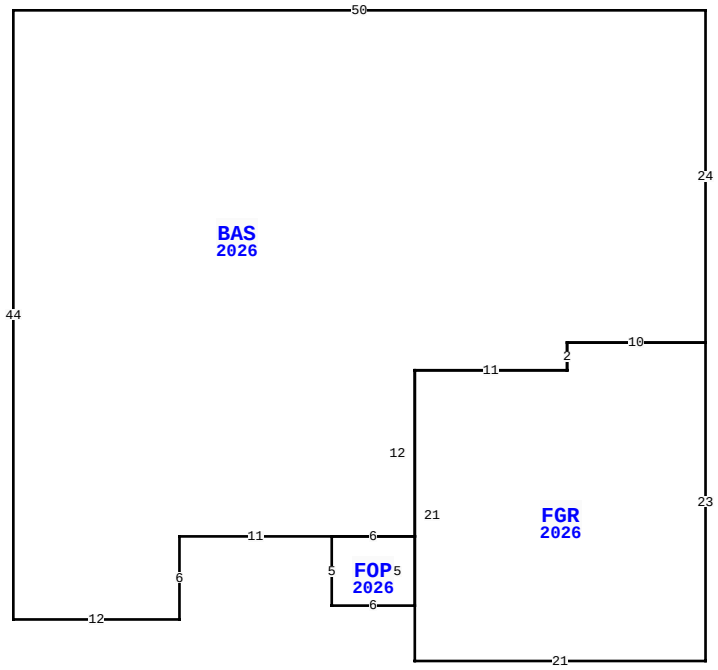
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 100000.17 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,700 | 100 | 2026 | 1,700 | 214,880 |
| FGR | 461 | 55 | 2026 | 254 | 32,106 |
| FOP | 30 | 30 | 2026 | 9 | 1,138 |
| TOTALS | 2,191 | | | 1,963 | 248,123 |

## 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 | 126.40 | 248,123 | 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 | 04/14/2026 MLU |
| XF DATE | | LAND DATE | |
| 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

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 248,123 |
| TOTAL MARKET OB/XF VALUE | | 2,950 |
| TOTAL LAND VALUE - MARKET | | 24,000 |
| TOTAL MARKET VALUE | | 275,073 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 275,073 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 223,662 |
| TOTAL JUST VALUE | | 275,073 |
| NCON VALUE | | 251,073 |
| 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 06/10/2026 BY SYS