

LOT 95 UNIT 17 THREE RIVERS ESTA  
 WD 1052-1147, WD 1053-1147, WD 1

BUCCHI E T  
 216 SW BUCCHI GLN  
 FORT WHITE, FL 32038

**2026**

00-00-00-00991-000  


| 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  |  |            |             |         |             |   |          |    |           |                |           |         |                |   |        |                 |       |  |
|                          |                  |              |                 |              |                      |                    |                |                |     |     |      |      |      |        | VALUATION BY STANDARD<br>Tax Group: 3 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 18,000<br>TOTAL MARKET VALUE 18,000<br>SOH/AGL Deduction 1,895<br>ASSESSED VALUE 16,105<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 16,105<br>TOTAL JUST VALUE 18,000<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 18,000 |  |            |             |         |             |   |          |    |           |                |           |         |                |   |        |                 |       |  |
| DOR CODE                 |                  |              | 0000 VACANT     |              |                      |                    |                |                |     |     |      |      |      |        |  | PERMIT NUM   |            |             |         | DESCRIPTION |   |          |    | AMT       |                | ISSUED    |         |                |   |        |                 |       |  |
| MAP NUM                  |                  |              |                 |              |                      |                    |                |                |     |     |      |      |      |        |  |  |            |             |         |             |   |          |    |           |                |           |         |                |   |        |                 |       |  |
| NEIGHBORHOOD/LOC         |                  |              | 100000.17 1.00/ |              |                      |                    |                |                |     |     |      |      |      |        |  |  |            |             |         |             |   |          |    |           |                |           |         |                |   |        |                 |       |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR            | TOT ADJ AREA | SUBAREA MARKET VALUE |                    |                |                |     |     |      |      |      |        |  | SALES DATA   |            |             |         |             |   |          |    |           |                |           |         |                |   |        |                 |       |  |
|                          |                  |              |                 |              |                      |                    |                |                |     |     |      |      |      |        |  | OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE<br>1406/1784 2/18/2020 WD Q V 05 47,500<br>GRANTOR: DAVID SCHEEL & RICAR<br>GRANTEE: E T BUCCHI<br>1389/1523 6/17/2019 WD U V 11 100<br>GRANTOR: LINDS SCHEEL<br>GRANTEE: DAVID SCHEEL & RICH |            |             |         |             |   |          |    |           |                |           |         |                |   |        |                 |       |  |
| TOTALS                   |                  |              |                 |              |                      |                    |                |                |     |     |      |      |      |        |  | BLD DATE   |            | XF DATE     |         | INC DATE    |   | LGL DATE |    | LAND DATE |                | AG DATE   |         | 04/30/2024 MLU |   |        |                 |       |  |
| EXTRA FEATURES           |                  |              |                 |              |                      |                    |                |                |     |     |      |      |      |        |  | 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 |  |
|                          |                  |              |                 |              |                      |                    |                |                |     |     |      |      |      |        |  |  |            |             |         |             |   |          |    |           |                |           |         |                |   |        |                 |       |  |

| BUILDING NOTES      |  |  |  |  |  |  |  |  |  |
|---------------------|--|--|--|--|--|--|--|--|--|
|                     |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS |  |  |  |  |  |  |  |  |  |
|                     |  |  |  |  |  |  |  |  |  |

| 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   |     | A-1      | 100.00 | 400.00 | 1.00        | LT          |     | 1.00      | 1.00   | 1.00    | 18,000.00  | 18,000.00      | 18,000     |                             |      |         |      |     |    |        |