LOTS 97,98 & 99 UNIT 17 THREE RI
766-90, WD 833-697, WD 833-698,

GROVES JENNIFER L/SHAFFER SENDY C
310 DEBARY DRIVE
DEBARY, FL 32713

2026

00-00-00-00994-099

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

357 SW BUMBLE ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,232
TOTAL LAND VALUE - MARKET	55,800
TOTAL MARKET VALUE	65,032
SOH/AGL Deduction	6,278
ASSESSED VALUE	58,754
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,754
TOTAL JUST VALUE	65,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,032

SALE:1:1: LOT 99 UNIT 17 THREE RIVERS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/459	12/28/2020	QC	U	I	11	100
GRANTOR: RUSSELL LUTHER I & WI						
GRANTEE: GROVES JENNIFER L						
0766/0090	9/24/1992	WD	Q	V		5,400
GRANTOR: THREE RIVERS						
GRANTEE: LUTHER RUSSELL						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,400	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	0	12	6	1.00	UT	0.00	0.00	100	0	0	3	100	316	
6	0030	BARN,MT	0	0	30	20	4.00	UT	4.00	4.00	100	1993	1993	3	100	16	

LAND DESCRIPTION

TOTAL OB/XF 9,232

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	0700	C	MISC RES	0		A-1	205.00	0.00	1.00	LT		1.00	1.00	1.10	18,000.00	19,800.00	19,800							
2	0000	C	VAC RES	0		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	36,000							

REVIEW DATE 01/26/2016 BY DF — Total Acres: 3.17 — Total Land Value: 55,800 — Market: 0 — Agricultural: 0 — Common: 55,800 — PRINTED 04/08/2026 BY SYS