LOTS 117 & 118 UNIT 17 THREE RIV
519-265, 746-849, WD 1385-2691,

COLON ANGEL L/COLON MARIE A
412 SW FENTON GLN
FORT WHITE, FL 32038

2027

00-00-00-01009-000

BUILDING CHARACTERISTICS

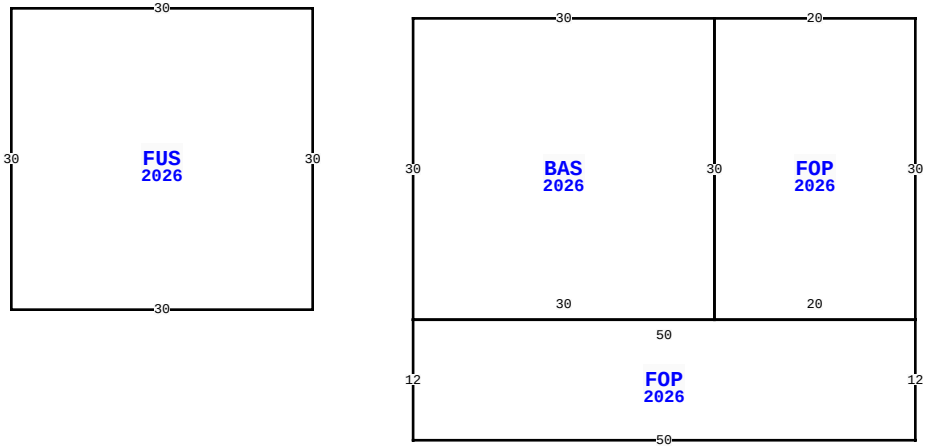
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	2.	2. 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	900	100	2026	900	83,655
FOP	600	30	2026	180	16,731
FOP	600	30	2026	180	16,731
FUS	900	100	2026	900	83,655
TOTALS	3,000			2,160	200,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0186	01	2,160	119.1645	92.95	200,772	2025	2025	0	0	0	0.00	100.00

1 SFR/BARNDO 0% - 2026 Heated Area: 1800 HX Base Yr



1081 SW NEBRASKA 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	2,800.00	2,800.00	100	2022	2021		100	2,800	
2	0166	CONC,PAVMT	0	0	0	0	500.00	UT	5.00	5.00	100	2026	2025		100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	200,772
TOTAL MARKET OB/XF VALUE	5,300
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	254,072
SOH/AGL Deduction	0
ASSESSED VALUE	254,072
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,072
TOTAL JUST VALUE	254,072
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047619	New Residential C	125,000	11/06/2024
000042865	Electrical Servic	0	09/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/644	7/26/2024	WD	Q	V	01	25,000
GRANTOR: CARMONA LUZ A						
GRANTEE: COLON MARIE						
1385/2691	6/03/2019	WD	Q	V	01	10,000
GRANTOR: ALAN W BENGTON						
GRANTEE: ANGEL L & MARIE A C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=0,-10] W30 S30 E30 N30 $
FOP=[YR=2026;ORIG=0,-10] E20 S30 W20 N30 $
FUS=[YR=2026;ORIG=-70,-11] E30 S30 W30 N30 $
FOP=[YR=2026;ORIG=-30,20] E50 S12 W50 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,300

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	0		A-1	100.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							
2	0000	C	VAC RES	0		A-1	200.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 03/18/2026 BY robin Total Acres: 1.84 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/19/2026 BY SYS