

LOT 147 UNIT 18 THREE RIVERS EST
445-516, 775-621, DC 1115-2380,

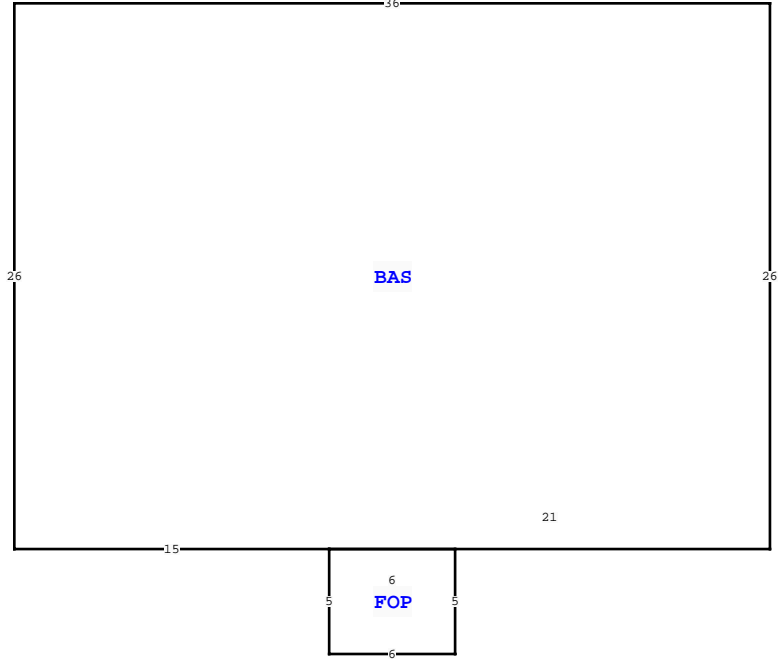
BOYETTE DELAINA LORAIN/KIRBY ALLEN GARY
685 SW WASHINGTON AVE
FORT WHITE, FL 32038

2026

00-00-00-01127-000
00-00-00-01127-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floor	06	VINYL ASB	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.18	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	936	100	
FOP	30	30	
TOTALS	966		945
			56,370

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	2022		86,723	1961	1961	0	0	35.00	65.00	
			Heated Area: 936				HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			56,370
TOTAL MARKET OB/XF VALUE			3,840
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			86,210
SOH/AGL Deduction			15,715
ASSESSED VALUE			70,495
TOTAL EXEMPTION VALUE	HX HB		45,495
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			86,210
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			79,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/1419	6/04/2021	WD Q	Q	I	01	65,000
GRANTOR: TROGDON KATHY S						
GRANTEE: BOYETTE DELAINA LOR						
0775/0621	5/20/1993	WD Q	Q	I		32,900
GRANTOR: RAYMOND WINFREE						
GRANTEE: RONALD TROGDON						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W36 S26 E15 E21 N26 \$	
FOP=[ORIG=-21,26] S5 E6 N5 W6 \$	

EXTRA FEATURES																
L N	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	0210	GARAGE U	0	100	24	20		10.00	10.00	20	2022			80	3,840	

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	DPH 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	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							