

(ADVERSE POSSESSION 2021) LOTS 1
THREE RIVERS ESTATES UNIT 18.
740-1547, WD 1033-2520, WD 1024-

PHILLIPS JON
PO BOX 736
FORT WHITE, FL 32038

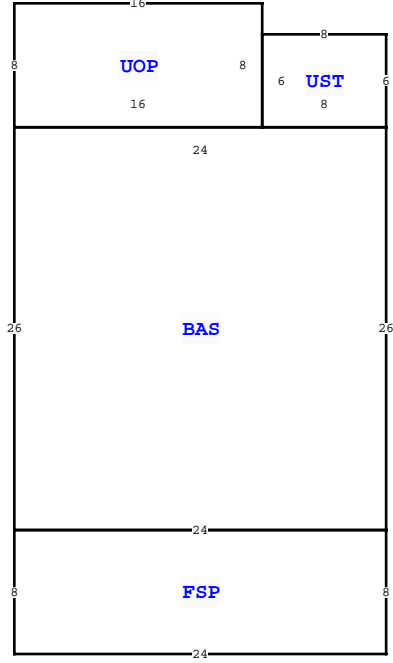
2026

00-00-00-01158-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 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	100000.18	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	624	100	
FSP	192	40	
UOP	128	20	
UST	48	45	
TOTALS	992		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	749	108.9680	122.04	91,408	1994	1994	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 624 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			59,415
TOTAL MARKET OB/XF VALUE			7,600
TOTAL LAND VALUE - MARKET			43,200
TOTAL MARKET VALUE			110,215
SOH/AGL Deduction			23,119
ASSESSED VALUE			87,096
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			87,096
TOTAL JUST VALUE			110,215
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			97,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053938	Roof Replacement	6,696	08/28/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1033/2520	12/09/2004	WD	Q	I		49,900
GRANTOR: GENE G & MARY ROSE MO						
GRANTEE: JON PHILLIPS						
1024/0846	8/12/2004	WD	Q	V		15,900
GRANTOR: EVERSOLE						
GRANTEE: JON PHILLIPS						

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

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES	
BASIC DIMENSIONS: BAS=[ORIG=0,0] W24 S26 E24 N26 \$	
FSP DIMENSIONS: FSP=[ORIG=-24,26] S8 E24 N8 W24 \$	
UOP DIMENSIONS: UOP=[ORIG=-8,-8] W16 S8 E16 N8 \$	
UST DIMENSIONS: UST=[ORIG=0,0] N6 W8 S6 E8 \$	

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	0		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	43,200							