(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

2027

00-00-00-01158-000

BUILDING CHARACTERISTICS

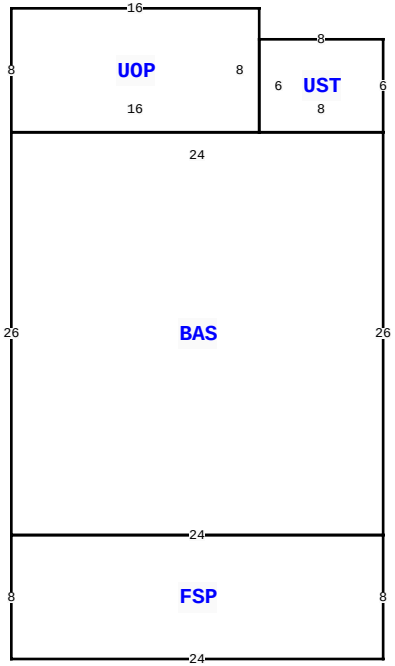
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100		624	48,615
FSP	192	40		77	5,999
UOP	128	20		26	2,025
UST	48	45		22	1,714
TOTALS	992			749	58,354

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	119.86	89,775	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 624 HX Base Yr



217 SW DELAWARE WAY, 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	58,354
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	43,200
TOTAL MARKET VALUE	109,154
SOH/AGL Deduction	13,348
ASSESSED VALUE	95,806
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,806
TOTAL JUST VALUE	109,154
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,215

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S26 E24 N26 $
FSP=[ORIG=-24,26] S8 E24 N8 W24 $
UOP=[ORIG=-8,-8] W16 S8 E16 N8 $
UST=[ORIG=0,0] N6 W8 S6 E8 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	0.00	0.00	2.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	43,200							

REVIEW DATE 11/03/2025 BY chuck Total Acres: 1.80 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 11/18/2026 BY SYS