LOT 1 THREE RIVERS ESTATE UNIT 1
A REPLAT OF LOTS 40-42 THREE RIV
19.

WEST JUDSON ALLEN/WEST LORI T
24196 US HIGHWAY 90
SANDERSON, FL 32087

2026

00-00-00-01180-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.19 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

672 SW NEWARK DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0
TOTAL LAND VALUE - MARKET	23,400
TOTAL MARKET VALUE	23,400
SOH/AGL Deduction	3,600
ASSESSED VALUE	19,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,800
TOTAL JUST VALUE	23,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054644	Mobile Home		12/09/2025
000053776	Right-of-Way Acce		08/05/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/155	9/04/2024	WD	Q	V	01	80,000
GRANTOR: CONOVER FRED						
GRANTEE: WEST JUDSON ALLEN						
1359/1174	4/06/2018	WD	Q	V	01	27,000
GRANTOR: MARY R LETTELIER						
GRANTEE: FRED & CATHY CONOVE						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	26,000.00	23,400.00	23,400							

REVIEW DATE 04/14/2026 BY MLU Total Acres: 1.38 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 04/16/2026 BY SYS