

LOT 2 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

00-00-00-01180-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT										CONSTRUCTION										VALUATION SUMMARY											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1									
																				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 0 ASSESSED VALUE 23,400 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 23,400 TOTAL JUST VALUE 23,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 18,000											
DOR CODE 0000 VACANT																				PERMIT NUM DESCRIPTION AMT ISSUED 000053685 Right-of-Way Acce 07/29/2025											
MAP NUM MKT AREA 02																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1556/1799 11/24/2025 QC U V 11 100 GRANTOR: WEST JUDSON GRANTEE: WEST JUDSON ALLEN 1545/1931 7/28/2025 WD U V 11 100 GRANTOR: WEST JUDSON ALLEN GRANTEE: WEST JUDSON											
NEIGHBORHOOD/LOC 100000.19 1.00/																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE 04/14/2026 MLU AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										646 SW NEWARK DR, FORT WHITE																					
EXTRA FEATURES																				BUILDING NOTES											
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	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF 0																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																															