LOT 13 UNIT 20 THREE RIVERS ESTA
246-293, PB 1263-357, WD 1279-24

ROGERS SHAWN WAYLAND
493 SW ILLINOIS ST
FORT WHITE, FL 32038

2026

00-00-00-01243-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.20 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

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	19,200
TOTAL MARKET VALUE	19,200
SOH/AGL Deduction	10,696
ASSESSED VALUE	8,504
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,504
TOTAL JUST VALUE	19,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/2464	8/13/2014	WD	Q	V	01	5,000
GRANTOR: LOVETA MAE CANTRELL						
GRANTEE: SHAWN WAYLAND ROGER						
1263/0357	10/15/2013	PB	U	V	18	100
GRANTOR: CLERK OF COURT (LOVET						
GRANTEE: LOVETA MAE CANTRELL						

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	100.00	400.00	1.00	LT		1.00	1.00	0.80	24,000.00	19,200.00	19,200							

REVIEW DATE 04/14/2026 BY MLU Total Acres: 0.92 Total Land Value: 19,200 Market: 0 Agricultural: 0 Common: 19,200 PRINTED 05/15/2026 BY SYS