LOT 41 UNIT 20 THREE RIVERS ESTA
PB 1049-2414 - 2426, WD 1053-872

STAR COMMERCIAL INVESTMNTS LLC
7403 SW 127TH PLACE
MIAMI, FL 33183

2027

00-00-00-01263-041

BUILDING CHARACTERISTICS

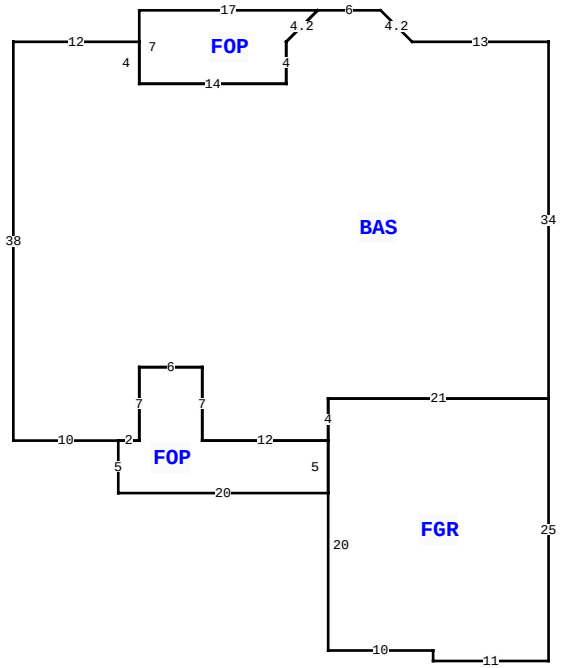
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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
BAS	1,783	100		1,783	181,354
FGR	515	55		283	28,784
FOP	103	30		31	3,153
FOP	142	30		43	4,374
TOTALS	2,543			2,140	217,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,140	112.7610	124.04	265,446	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 0 Heated Area: 1783 HX Base Yr



1498 SW NEWARK DR, 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	0166	CONC,PAVMT	0	0	0	0	828.00	UT	3.00	3.00	100	2007	2007	3	100	2,484	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	217,666
TOTAL MARKET OB/XF VALUE	2,484
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	246,150
SOH/AGL Deduction	0
ASSESSED VALUE	246,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,150
TOTAL JUST VALUE	246,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24235	SFR	580	03/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1240/2608	8/24/2012	QC	U	I	11	100
GRANTOR: RENE & ROSA M PORTELA						
GRANTEE: STAR COMMERCIAL INV						
1238/0872	7/12/2012	WD	U	I	18	113,000
GRANTOR: FANNIE MAE (AKA FEDER						
GRANTEE: RENE & ROSA M PORTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 U3 L3 W6 FOP= W17 S7 E14 N4 R3 U3 $ D3 L3 S4 W14 N4 W12 S38 E10 FOP= S5 E20 N5 W12 N7 W6 S7 W2$ E2 N7 E6 S7 E12 FGR= S20 E10 S1 E11 N25 W21 S4$ N4 E21 N34$.

LAND DESCRIPTION

TOTAL OB/XF 2,484

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 01/27/2016 BY DF Total Acres: 0.92 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS