

LOT 76 UNIT 21 THREE RIVERS ESTA
627-47, 708-603, 774-1702, 791-1

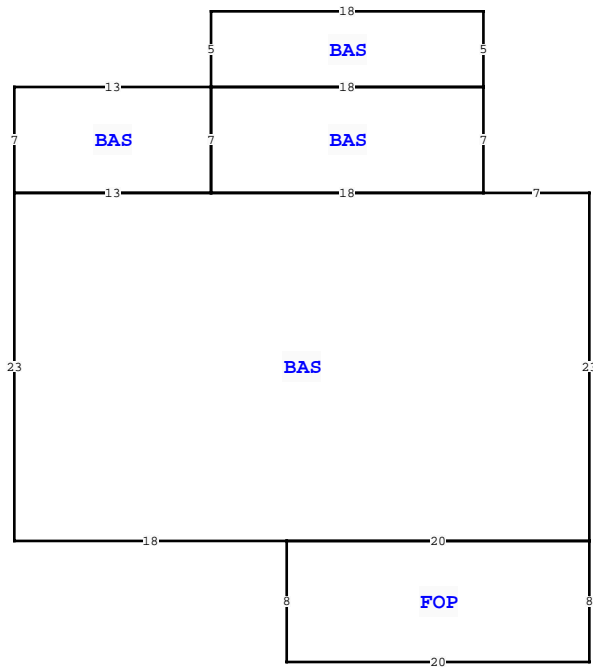
BERG SHAWN/BERG KATRINA
181 SW ALBANY TER
FORT WHITE, FL 32038

2026

00-00-00-01343-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	100000.21	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	90	100	
BAS	91	100	
BAS	126	100	
BAS	874	100	
FOP	160	30	
TOTALS	1,341		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,229	114.0000	127.68	156,919	1992	1992	0	0	35.00	65.00
1 SINGLE FAM 100% - 2021 Heated Area: 1181 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			101,997
TOTAL MARKET OB/XF VALUE			9,280
TOTAL LAND VALUE - MARKET			14,400
TOTAL MARKET VALUE			125,677
SOH/AGL Deduction			39,393
ASSESSED VALUE			86,284
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			34,873
TOTAL JUST VALUE			125,677
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			122,077
XFOB:1:1: ORB 708-603 "89 & 774-1702 "93			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/2354	1/08/2020	WD	Q	I	01	80,000
GRANTOR: DONALD & PHYLLIS RATH						
GRANTEE: SHAWN & KATRINA BER						
0791/1720	6/03/1994	QC	Q	I	01	25,000
GRANTOR: K WESLEY ROBERTS & LY						
GRANTEE: DONALD & PHYLLIS RA						

EXTRA FEATURES																
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
1	0070	CARPOT UF	0	100	12	24	UT	1.50	1.50	100	1993	1993	3	100	432	
2	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2006	2006	3	100	400	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0263	PRCH, USP	0	100	6	12	UT	15.00	15.00	60	2016	2016	3	60	648	
5	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	300	
6	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	500	
TOTALS															9,280	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	100		A-1	100.00	200.00	1.00	LT		1.00	1.00	0.60	24,000.00	14,400.00	14,400							