LOTS 113 & 114 UNIT 21 THREE RIV
403-168, 953-1957, 954-36, WD 10

HEATON ROBERT J III/MORSE THYRA M
18653 NW 246 ST
HIGH SPRINGS, FL 32643

2026

00-00-00-01367-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.21 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

578 SW TRENTON TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	32,400
TOTAL MARKET VALUE	39,400
SOH/AGL Deduction	0
ASSESSED VALUE	39,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,400
TOTAL JUST VALUE	39,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053762	Right-of-Way Acce		08/04/2025
53658	RV - Recreational		07/30/2025
000053658	RV - Recreational		07/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1544/1091	7/07/2025	WD	Q	I	01	55,000
GRANTOR: ROBERTS ROY						
GRANTEE: HEATON ROBERT J III						
1048/2498	5/27/2005	WD	Q	V		42,000
GRANTOR: J L DICKS						
GRANTEE: ROY, PATRICK & ELAI						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	200.00	400.00	2.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	32,400							

REVIEW DATE 09/25/2025 BY TP Total Acres: 1.84 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 03/26/2026 BY SYS