LOT 29 BLOCK 6 UNIT 23 THREE RIV
669-285, 694-699, 715-64,

CUSTER ROBERT S/CUSTER LEANNE
P O BOX 688
FORT WHITE, FL 32038

2026

00-00-00-01438-329

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.23 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

403 SW DRAKE PL, FORT WHITE

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	7,000
TOTAL LAND VALUE - MARKET	21,600
TOTAL MARKET VALUE	28,600
SOH/AGL Deduction	13,276
ASSESSED VALUE	15,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,324
TOTAL JUST VALUE	28,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0715/0064	10/23/1989	WD	Q	V		4,995
GRANTOR: THREE RIVERS						
GRANTEE: ROBERT CUSTER						
0669/0285	10/07/1988	WD	Q	V		5,000
GRANTOR: THREE RIVERS						
GRANTEE: WILSON LAURENCE						

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	151.00	225.00	1.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	21,600							

REVIEW DATE 05/05/2021 BY MLU Total Acres: 0.78 Total Land Value: 21,600 Market: 0 Agricultural: 0 Common: 21,600 PRINTED 05/29/2026 BY SYS