

LOT 18 RIVER RISE S/D UNIT 1.  
 WD 1079-1458, WD 1137-2681, WD 1

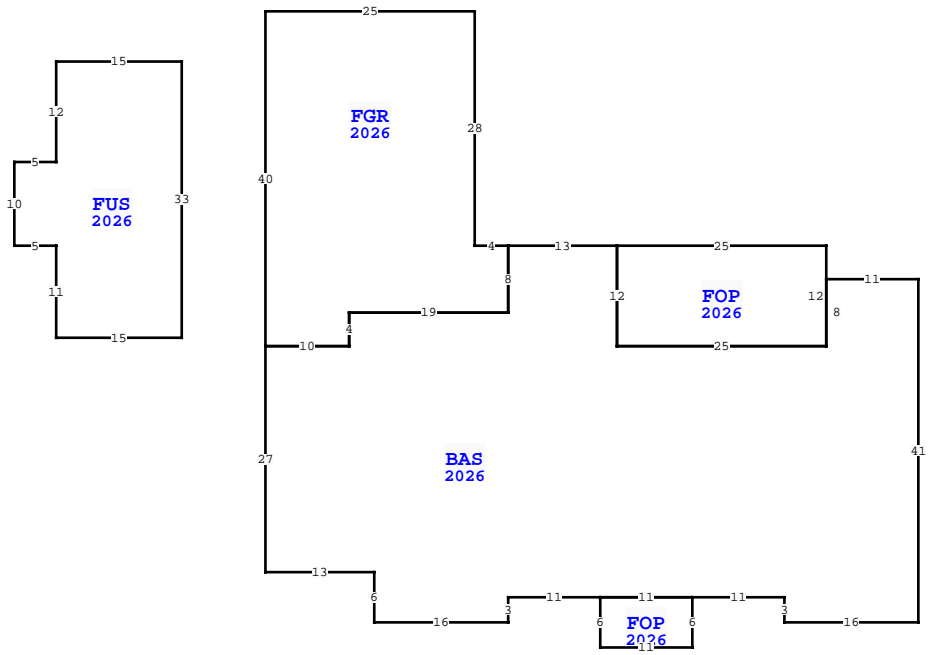
THOMAS JOSEPH PATRICK KASTNER/  
 203 SW GREY WAY  
 HIGH SPRINGS, FL 32643

**2026**

16-7S-17-10006-218  


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026		Heated Area: 3262					HX Base Yr	2026



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,717	100	2026	2,717	367,746
FGR	972	55	2026	535	72,412
FOP	66	30	2026	20	2,707
FOP	300	30	2026	90	12,182
FUS	545	100	2026	545	73,766

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	0166	CONC,PAVMT	0	100	0	0			5.00	100	2026	2025		100	7,900	

TOTAL OB/XF									
7,900									

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

TOTAL OB/XF									
7,900									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			528,812
TOTAL MARKET OB/XF VALUE			7,900
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			621,712
SOH/AGL Deduction			0
ASSESSED VALUE			621,712
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			570,301
TOTAL JUST VALUE			621,712
NCON VALUE			536,712
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052326	New Residential C	300,000	02/21/2025
000051971	Right-of-Way Acce		01/03/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1552/631	10/10/2025	WD Q	Q	I	01	959,900

GRANTOR: HOLLOWAY LEE A  
 GRANTEE: THOMAS JOSEPH  
 1402/1842 1/03/2020 WD Q V 01 62,500  
 GRANTOR: LEIGH S & CAROL A CAN  
 GRANTEE: LEE A HOLLOWAY

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2026;ORIG=89,6] W11 S8 W25 N12 W13 S8 W19 S4 W10 S27 E13 S6 E16 N3 E11 E11 E11 S3 E16 N41 \$									
FGR=[YR=2026;ORIG=36,-26] W25 S40 E10 N4 E19 N8 W4 N28 \$									
FUS=[YR=2026;ORIG=1,-20] W15 S12 W5 S10 E5 S11 E15 N33 \$									
FOP=[YR=2026;ORIG=53,2] E25 S12 W25 N12 \$									
FOP=[YR=2026;ORIG=51,44] E11 S6 W11 N6 \$									