

COMM SE COR, RUN W 2641.60 FT,
N 210 FT, W 166.33 FT, NW'LY
1918.64 FT FOR POB, CONT NW'LY

FLYNN DAVID P
PO BOX 624
FORT WHITE, FL 32038

2026

18-7S-17-10021-016
18-7S-17-10021-016

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
TOTALS	672		17,886

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MOBILE HME	0%	0		44,715	1995	1995	0	0	60.00	40.00													
				Heated Area: 672			HX Base Yr																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/07/2026	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
				05/07/2026	MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			215,318
TOTAL MARKET OB/XF VALUE			5,000
TOTAL LAND VALUE - MARKET			114,030
TOTAL MARKET VALUE			234,511
SOH/AGL Deduction			0
ASSESSED VALUE			234,511
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			234,511
TOTAL JUST VALUE			334,348
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			336,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047984	Swimming Pool and	60,000	08/24/2023
000042616	New Residential C	65,000	09/09/2021
31943	GARAGE	118	05/08/2014
10407	M H	125	11/04/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0784/1158	12/15/1993	WD	Q	V		38,100
GRANTOR: PAUL RUPPERT						
GRANTEE: DAVID FLYNN						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017
4	0166	CONC, PAVMT	0	0	10	60	600.00	UT	3.00	3.00	100	2023

TOTAL OB/XF												
5,000												
192 SW RIVER RISE CT, FORT WHITE												

BUILDING NOTES												
BAS= W48 S14 E48 N14\$.												

BUILDING DIMENSIONS												
BAS= W48 S14 E48 N14\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000								
2	5500	A	TIMBER 2	0		00	0.00	0.00	11.67	AC		1.00	1.00	1.00	445.00	445.00	5,193								
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	11.67	AC		1.00	1.00	1.00	9,000.00	9,000.00	105,030								

