LOT 3 UNIT 1 THREE RIVERS ESTATE
482-830, PB 1134-440, WD 1322-25

MARTIN FAMILY RIVER HOUSE LLC
6849 SW CR 341
TRENTON, FL 32693

2027

23-6S-15-00531-000

BUILDING CHARACTERISTICS

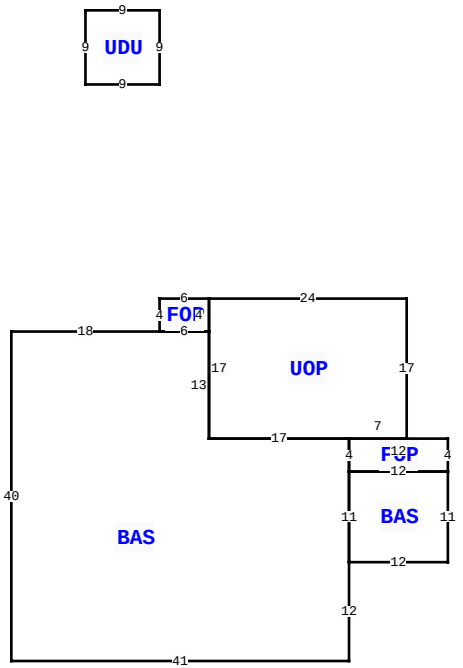
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		100000.01 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	132	100		132	7,663
BAS	1,419	100		1,419	82,381
FOP	24	30		7	407
FOP	48	30		14	813
UDU	81	55		45	2,612
UOP	408	20		82	4,761
TOTALS	2,112			1,699	98,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,699	76.0800	83.69	142,189	1960	2000	0	0	0	30.63	69.37

1 SINGLE FAM 0% - 0 Heated Area: 1551 HX Base Yr



190 SW RIVERSIDE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0210	GARAGE U	0	0	16	24	1.00	UT	0.00	0.00	100	1990	1990	3	100	500	
2	0166	CONC,PAVMT	0	0	0	0	487.00	UT	1.50	1.50	100	2000	2000	3	100	731	
3	0296	SHED METAL	0	0	10	11	1.00	UT	0.00	0.00	100	1990	1990	3	100	150	
4	0084	DOCK-RIVER	0	0	4	97	388.00	UT	10.88	10.88	100	2006	2006	3	40	1,688	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	98,637
TOTAL MARKET OB/XF VALUE	3,469
TOTAL LAND VALUE - MARKET	101,100
TOTAL MARKET VALUE	203,206
SOH/AGL Deduction	0
ASSESSED VALUE	203,206
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,206
TOTAL JUST VALUE	203,206
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16653	REMODEL	190	02/25/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/0555	2/08/2017	WD	U	I	11	100
GRANTOR: JOHNNIE P & SALLEY R						
GRANTEE: MARTIN FAMILY RIVER						
1322/2509	9/26/2016	WD	Q	I	01	255,000
GRANTOR: J L DICKS						
GRANTEE: JOHNNIE P MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W18 S40 E41 N12 N11 N4 W17 N13 W6 $
UOP=[ORIG=23,13] E7 N17 W24 S17 E17 $
BAS=[ORIG=23,28] E12 N11 W12 S11 $
UDU=[ORIG=0,-30] N9 W9 S9 E9 $
FOP=[ORIG=23,17] E12 N4 W12 S4 $
FOP=[ORIG=6,0] N4 W6 S4 E6 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,469

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	0132	C	SFR RIVER	0		A-1	81.00	577.00	80.88	FF		1.00	1.00	1.00	1,250.00	1,250.00	101,100							

REVIEW DATE 03/07/2016 BY DF Total Acres: 1.07 Total Land Value: 101,100 Market: 0 Agricultural: 0 Common: 101,100 PRINTED 11/17/2026 BY SYS