

LOT 1 THREE RIVERS ESTATES UNIT  
 WD 844-1235, WD 1272-372,

BROWN JAMES FREDERICK  
 165 SW ALABAMA GLN  
 FORT WHITE, FL 32038

**2026**

31-6S-16-04006-001  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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 24,000 TOTAL MARKET VALUE 31,000 SOH/AGL Deduction 8,050 ASSESSED VALUE 22,950 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 22,950 TOTAL JUST VALUE 31,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 27,000											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1272/0372 3/10/2014 WD U V 11 100 GRANTOR: JAMES FREDERICK & KRI GRANTEE: KRISTIN SCHRAM BROW 0844/1235 8/12/1997 WD U V 09 9,000 GRANTOR: THREE RIVERS ESTATES GRANTEE: BROWNS (INCLUD											
DOR CODE 0000 VACANT										BLD DATE										LGL DATE											
MAP NUM MKT AREA 02										XF DATE										LAND DATE 05/08/2026 MLU											
NEIGHBORHOOD/LOC 100000.24 1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
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	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																	
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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000														
REVIEW DATE 06/10/2015 BY DF Total Acres: 0.90 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 05/11/2026 BY SYS																															