LOT 4 THREE RIVERS ESTATES UNIT
641-804, 933-1280, PB 1415-930,

FAIGLEY KENNETH L/FAIGLEY DIANE R
680 FORT DUQUESNA DRIVE
SUN CITY CENTER, FL 33573

2026

31-6S-16-04006-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.24	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

185 SW ALABAMA GLN, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,900
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	32,900
SOH/AGL Deduction	10,184
ASSESSED VALUE	22,716
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,716
TOTAL JUST VALUE	32,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40720	M H	0	10/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/0934	7/10/2020	PR	U	V	11	19,000
GRANTOR: NANCY MEDINA SCHRAM P						
GRANTEE: KENNETH L & DIANE R						
0933/1280	8/16/2001	WD	Q	V		6,000
GRANTOR: BINGHAM						
GRANTEE: DOUGLAS SCHRAM						

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,400	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	300.00	300.00	100	2022	2021		100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	200.00	200.00	100	2022	2021		100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	0700	C	MISC 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 01/07/2022 BY JB Total Acres: 0.90 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/29/2026 BY SYS