LOT 6 THREE RIVERS ESTATES UNIT
455-90, 938-1753, PB 1406-508, P

GONZALEZ RYAN
2204 GRIFFIN ROAD
LEESBURG, FL 34748

2026

31-6S-16-04006-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

235 SW ALABAMA GLN, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	15,000
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	39,000
SOH/AGL Deduction	7,742
ASSESSED VALUE	31,258
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,258
TOTAL JUST VALUE	39,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1406/0519	2/14/2020	PR	U	V	19	10,000
GRANTOR: NANCY MEDINA SCHRAM P						
GRANTEE: RYAN GONZALEZ						
0938/1753	10/22/2001	WD	Q	V		11,700
GRANTOR: PETER & BETTY EVELETH						
GRANTEE: DOUGLAS J 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	0040	BARN,POLE	0	0	0	0	1.00	UT	8,000.00	8,000.00	100	2022	2021		100	8,000	
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 15,000

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	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 01/07/2022 BY JB Total Acres: 0.90 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 05/12/2026 BY SYS