LOT 13 THREE RIVERS ESTATES UNIT
731-894, WD 827-604, 965-1903, P

COURSON DONNIE
121 SW SHELLCRACKER DR
FORT WHITE, FL 32038

2026

31-6S-16-04006-013

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

290 SW ALABAMA GLN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,480
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	31,480
SOH/AGL Deduction	3,452
ASSESSED VALUE	28,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,028
TOTAL JUST VALUE	31,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051644	Electrical Servic	0	11/25/2024
35745	TR/TRAILER	238	08/30/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1136	11/12/2024	WD	Q	I	01	32,000
GRANTOR: HEINERTH PAUL						
GRANTEE: COURSON DONNIE						
1412/0465	5/25/2020	QC	U	V	11	100
GRANTOR: RIANA TREANOR						
GRANTEE: PAUL HEINERTH						

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	0294	SHED WOOD/	0	0	14	32	448.00	UT	10.00	10.00	100	2017	2017	3	100	4,480	
2	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 7,480

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 08/19/2025 BY tommy Total Acres: 0.90 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/29/2026 BY SYS