LOT 34 THREE RIVERS ESTATES UNIT
458-511, 875-2556, WD 1387-1665,

PIPPIN ROGER D/PIPPIN PAMELA G
262 SW GEORGIA GLN
FT WHITE, FL 32038-4736

2026

31-6S-16-04006-034

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
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

262 SW GEORGIA GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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		0
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		24,000
SOH/AGL Deduction		12,201
ASSESSED VALUE		11,799
TOTAL EXEMPTION VALUE	HX HB	11,799
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		24,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		18,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053242	Remodel	15,000	05/27/2025
000053243	Roof Replacement	40,000	05/27/2025
000051188	Electrical Servic	0	10/21/2024
38736	MAINT/ALTR	0	10/14/2019
17275	SFR	235	08/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/1665	6/24/2019	WD	Q	I	01	138,900
GRANTOR: MAUREEN K CONLEY-LEDB						
GRANTEE: ROGER D & PAMELA G						
0875/2556	3/01/1999	WD	Q	V		4,500
GRANTOR: SINQUEFIELD						
GRANTEE: CONLEY						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0100	C	SFR	100		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 05/08/2026 BY MLU Total Acres: 0.91 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/23/2026 BY SYS