GOV'T LOT 5, EX E 1516.84 FT.
720-489, 751-377, 973-810,

JIPSON DOUGLAS K/JIPSON MERRILLEE M
460 SW RIVERLAND CT
FT WHITE, FL 32038

2027

36-7S-16-04352-000

BUILDING CHARACTERISTICS

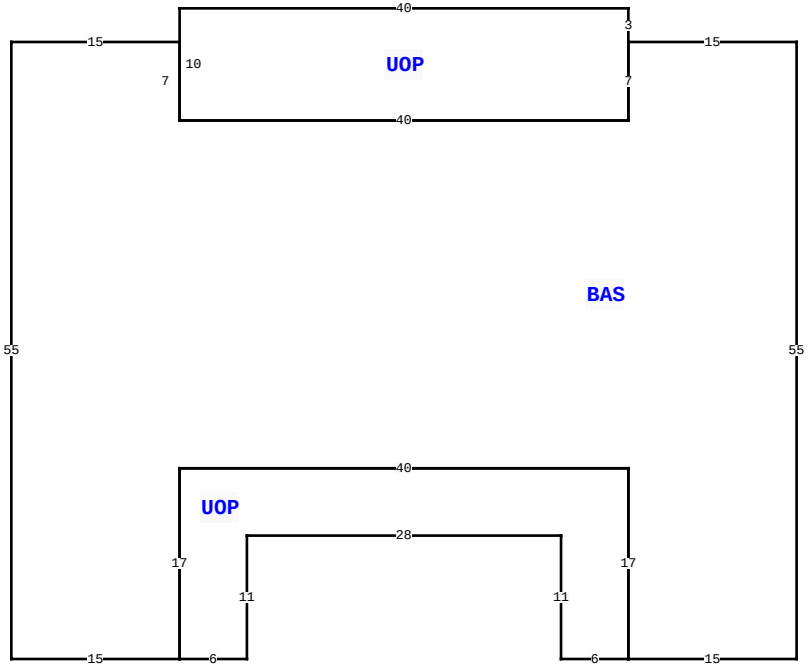
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,890	100		2,890	280,066
UOP	372	20		74	7,171
UOP	400	20		80	7,753
TOTALS	3,662			3,044	294,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,044	103.6450	114.01	347,046	2010	2010	0	0	0	15.00	85.00

2 SINGLE FAM 100% - 2003 Heated Area: 2890 HX Base Yr 2003



460 SW RIVERLAND CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2022 MLU
INC DATE		AG DATE	

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	0031	BARN,MT AE	0	100	30	48	1,440.00	UT	8.00	8.00	100	1996	1996	3	100	11,520	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		294,989
TOTAL MARKET OB/XF VALUE		18,820
TOTAL LAND VALUE - MARKET		175,500
TOTAL MARKET VALUE		489,309
SOH/AGL Deduction		91,669
ASSESSED VALUE		397,640
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		346,229
TOTAL JUST VALUE		489,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24906	ADDN SFR	819	08/23/2006
11523	M H	125	08/14/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0973/0810	12/30/2002	WD	Q	I		175,000
GRANTOR: DOUGLASW SR & DAWN CO						
GRANTEE: DOUGLAS & MERRILLEE						
0720/0489	5/25/1990	WD	Q	V		65,000
GRANTOR: JOHN HIXON						
GRANTEE: DOUGLAS COCKRAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UOP= N3 W40 S10 E40 N7$ S7 W40 N7 W15 S55 E15 UOP= E6 N11 E28 S11 E6 N17 W40 S17$ N17 E40 S17 E15 N55$.

LAND DESCRIPTION

TOTAL OB/XF 18,820

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		00	0.00	0.00	1.00	AC		1.00	1.00	0.75	13,000.00	9,750.00	9,750							
2	9510	C	RIVER	100		00	0.00	0.00	17.00	AC		1.00	1.00	0.75	13,000.00	9,750.00	165,750							

REVIEW DATE 07/14/2015 BY DF Total Acres: 18.00 Total Land Value: 175,500 Market: 0 Agricultural: 0 Common: 175,500 PRINTED 11/17/2026 BY SYS