THE W 390.89 FT OF THE E 826.77
5.

LANESE RICHARD/LANESE KAREN B
914 SW RIVERLAND CT
FORT WHITE, FL 32038

2027

36-7S-16-04352-002

BUILDING CHARACTERISTICS

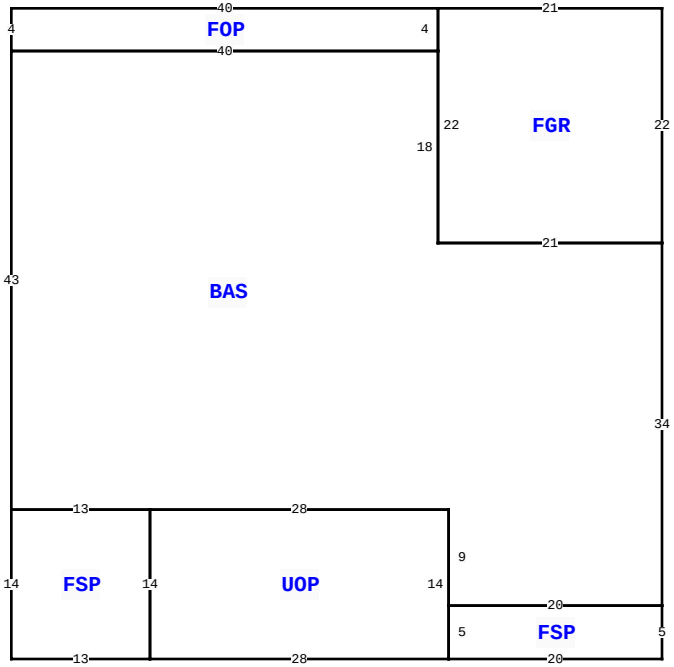
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	07	07
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	2,425	100		2,425	278,960
FGR	462	55		254	29,219
FOP	160	30		48	5,522
FSP	100	40		40	4,601
FSP	182	40		73	8,398
UOP	392	20		78	8,973
TOTALS	3,721			2,918	335,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,918	139.4356	153.38	447,563	1991	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2025 Heated Area: 2425 HX Base Yr 2025



914 SW RIVERLAND CT, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		335,672
TOTAL MARKET OB/XF VALUE		35,745
TOTAL LAND VALUE - MARKET		133,900
TOTAL MARKET VALUE		505,317
SOH/AGL Deduction		331,374
ASSESSED VALUE		173,943
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,532
TOTAL JUST VALUE		505,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056740	Solar Power Syste	6,650	10/09/2026
33207	POOL	135	07/21/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/2546	1/17/2020	WD	Q	I	01	520,000
GRANTOR: JAMES C TATUM & RUBY						
GRANTEE: RICHARD & KAREN B L						
0997/1917	10/15/2003	WD	U	I	09	412,500
GRANTOR: DENNIS C & DEBBRAH S						
GRANTEE: JAMES C TATUM & RUB						

BUILDING NOTES

BUILDING DIMENSIONS

FGR= N22 W21 S22 E21$ BAS= W21 N18 FOP= N4 W40 S4 E40$ W40 S43 FSP= S14 E13 N14 W13$ E13 UOP= S14 E28 N14 W28$ E28 S9 FSP= S5 E20 N5 W20$ E20 N34$.

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	0011	BARN,BLK A	0	100	20	25	500.00	UT	14.00	14.00	100	0	0	3	100	7,000	
2	0166	CONC,PAVMT	0	100	20	30	600.00	UT	2.00	2.00	100	0	0	3	100	1,200	
3	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
4	0166	CONC,PAVMT	0	100	10	45	450.00	UT	2.00	2.00	100	0	0	3	100	900	
5	0166	CONC,PAVMT	0	100	10	12	120.00	UT	2.00	2.00	100	0	0	3	100	240	
6	0166	CONC,PAVMT	0	100	10	20	200.00	UT	2.00	2.00	100	0	0	3	100	400	
7	0261	PRCH, UOP	0	100	10	20	200.00	UT	6.50	6.50	100	0	0	3	100	1,300	
8	0251	LEAN TO W/	0	100	10	25	250.00	UT	3.00	3.00	100	0	0	3	100	750	
9	0261	PRCH, UOP	0	100	10	20	200.00	UT	6.50	6.50	100	0	0	3	100	1,300	
10	0040	BARN,POLE	0	100	30	38	1,140.00	UT	2.50	2.50	70	0	0	3	70	1,995	

TOTAL OB/XF 17,835

LAND DESCRIPTION

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	0132	C	SFR RIVER	100		00	0.00	0.00	10.30	AC		1.00	1.00	1.00	13,000.00	13,000.00	133,900							

REVIEW DATE 12/03/2015 BY HC Total Acres: 10.30 Total Land Value: 133,900 Market: 0 Agricultural: 0 Common: 133,900 PRINTED 11/17/2026 BY SYS

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BUILDING DIMENSIONS

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11	0040	BARN,POLE	0	100	16	40	640.00	UT	2.50	2.50	70	0	0	3	70	1,120	
12	0294	SHED WOOD/	0	100	8	8	64.00	UT	7.50	7.50	100	0	0	3	100	480	
13	0084	DOCK-RIVER	0	100	15	20	300.00	UT	14.50	14.50	100	1991	1991	3	40	1,740	
14	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
15	0280	POOL R/CON	0	100	10	20	200.00	UT	70.00	70.00	100	2015	2015	3	79	11,060	
16	0282	POOL ENCL	0	100	16	29	464.00	UT	15.00	15.00	100	2015	2015	3	49	3,410	

TOTAL OB/XF 17,910

LAND DESCRIPTION

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

REVIEW DATE 12/03/2015 BY HC Total Acres: 10.30 Total Land Value: 133,900 Market: 0 Agricultural: 0 Common: 133,900 PRINTED 11/17/2026 BY SYS