THE W 690.07 FT OF THE E 1516.84 5 AS MEASURED PERPENDICULAR TO T GOV'T LOT 5.

RIVERLAND COURT LLC ,

2027

36-7S-16-04352-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

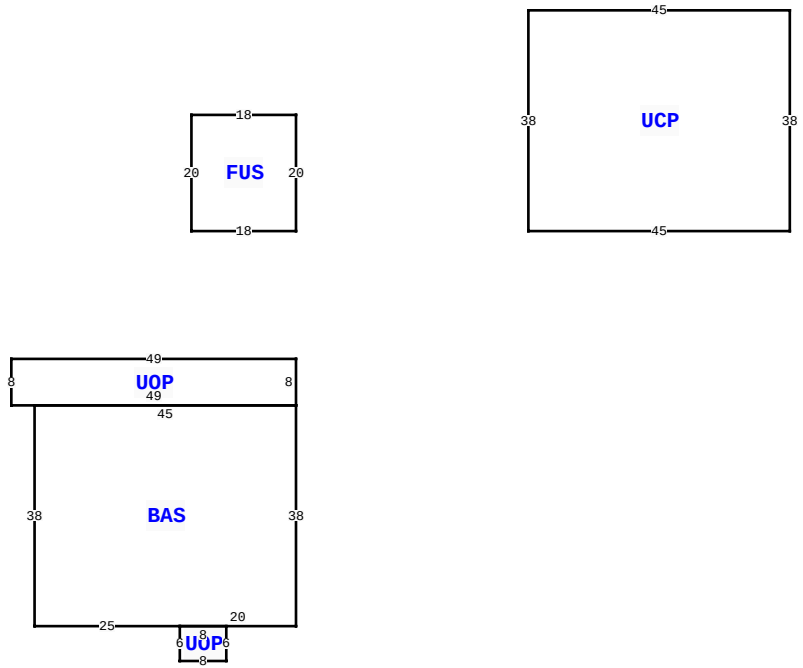
NEIGHBORHOOD/LOC 36716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100		1,710	140,139
FUS	360	100		360	29,503
UCP	1,710	20		342	28,028
UOP	48	20		10	820
UOP	392	20		78	6,392
TOTALS	4,220			2,500	204,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,500	109.6704	133.80	334,500	1994	1994	0	0	0	38.75	61.25

1 SFR PILING 0% - 0 Heated Area: 2070 HX Base Yr



620 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	0210	GARAGE U	0	0	24	24	576.00	UT	18.00	18.00	100	0	0	3	100	10,368	
2	0166	CONC,PAVMT	0	0	17	25	425.00	UT	2.00	2.00	100	0	0	3	100	850	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	100	2,000	
5	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	1994	1994	3	100	400	
6	0166	CONC,PAVMT	0	0	24	24	576.00	UT	2.00	2.00	100	2010	2010	3	100	1,152	
7	0084	DOCK-RIVER	0	0	20	16	320.00	UT	14.50	14.50	100	2010	2010	3	40	1,856	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	204,881
TOTAL MARKET OB/XF VALUE	23,626
TOTAL LAND VALUE - MARKET	173,062
TOTAL MARKET VALUE	401,569
SOH/AGL Deduction	0
ASSESSED VALUE	401,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	401,569
TOTAL JUST VALUE	401,569
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	401,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051660	Roof Replacement	3,000	12/04/2024
000051661	Roof Replacement	20,000	12/04/2024
8438	SFR	66,000	06/01/1994
7545	M H	40	09/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/0398	8/27/2018	WD	U	I	11	100
GRANTOR: ROBERT STEVEN BAKER A						
GRANTEE: RIVERLAND COURT LLC						
1339/0534	6/15/2017	WD	U	I	30	208,000
GRANTOR: ROBERT S BAKER & ROSE						
GRANTEE: ROBERT STEVEN BAKER						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N8 W49 S8 E49$ BAS= W45S38 E25 UOP= S6 E8 N6 W8$ E20N38$ PTR= N30 FUS= N20 W18 S20 E18$ S30$ PTR= N30 E40 UCP= E45 N38 W45 S38$ S30 W40$.

LAND DESCRIPTION

TOTAL OB/XF 23,626

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	0		00	0.00	0.00	17.75	AC		1.00	1.00	0.75	13,000.00	9,750.00	173,062							

REVIEW DATE 12/16/2024 BY JS Total Acres: 17.75 Total Land Value: 173,062 Market: 0 Agricultural: 0 Common: 173,062 PRINTED 11/17/2026 BY SYS