

LOT 103 UNIT 19 THREE RIVERS EST
765-809, 775-1231, 835-742, 875-

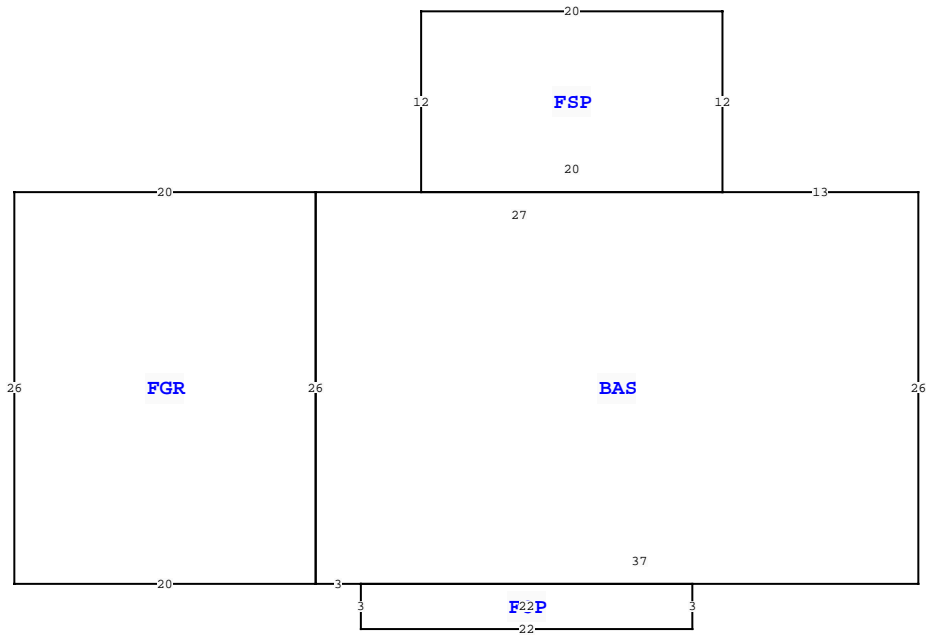
PONCE JAMES P
1166 SW NEWARK DR
FORT WHITE, FL 32038

2025

00-00-00-01221-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	12 CEDAR 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	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	1.1 1.100				
Architectual Units	05 CONV 100 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	100000.19 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	97,091
FGR	520	55		286	26,700
FOP	66	30		20	1,867
FSP	240	40		96	8,962
TOTALS	1,866			1,442	134,621

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,442	120.8000	135.30	195,103	1993	1993	0	0	31.00	69.00		
1 SINGLE FAM 100% - 2013 Heated Area: 1040 HX Base Yr 2013													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			134,621	
TOTAL MARKET OB/XF VALUE			545	
TOTAL LAND VALUE - MARKET			20,000	
TOTAL MARKET VALUE			155,166	
SOH/AGL Deduction			60,836	
ASSESSED VALUE			94,330	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			43,608	
TOTAL JUST VALUE			155,166	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			148,577	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30722	MAINT/ALTR	65	01/16/2013
7416	SFR	26,000	07/27/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/2149	10/24/2012	WD	Q	I	01	85,000

GRANTOR: WALLS
GRANTEE: JAMES P PONCE
0875/0375 2/22/1999 WD Q I 64,000
GRANTOR: FISHER
GRANTEE: WALLS

EXTRA FEATURES																
L N	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	0166	CONC,PAVMT	0	100	0	389.00	UT	1.40	1.40	100	0	0	3	100	545	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	20,000.00	20,000.00	20,000							