LOT 49 UNIT 12 THREE RIVERS ESTA

796-534, 807-498,

PONCE JORGE E
611 SW MANATEE TER
FORT WHITE, FL 32038

2024

00-00-00-00890-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.12 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

BLD DATE		LGL DATE	02/24/2022 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	15,000
SOH/AGL Deduction	6,215
ASSESSED VALUE	8,785
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,785
TOTAL JUST VALUE	15,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,000

SALE:2:1: WD REPLACING AGREEMENT

SALE:1:1: SALE NOT IN LINE SEE SALE 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0807/0498	6/06/1995	WD	Q	V		3,900
GRANTOR: TIMOTHY & ELLEN MCLAU						
GRANTEE: JORGE E PONCE						
0796/0534	8/11/1994	WD	U	V	12	6,000
GRANTOR: THREE RIVERS						
GRANTEE: TIMOTHY & ELLEN MCL						

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	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 02/24/2022 BY MLU Total Acres: 1.07 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 01/24/2024 BY SYS