LOTS 13 UNIT 3 THREE RIVERS EST
422-27, 944-964, WD 1317-2396,

KEROUAC CHRIS/KEROUAC THRESA A
818 LAKESIDE TERR
PALM HARBOR, FL 34683

2025

00-00-00-00594-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

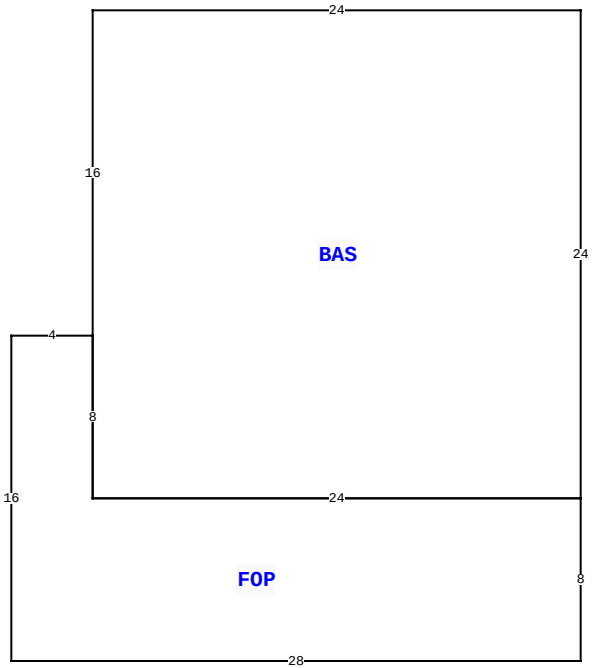
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	100000.03	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	43,352
FOP	256	30		77	5,795
TOTALS	832			653	49,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	653	102.8200	125.44	81,912	1980	1980	0	0	0	40.00	60.00

1 SFR PILING – 0% - 0 Heated Area: 576 HX Base Yr



1029 SW IOWA DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	49,147
TOTAL MARKET OB/XF VALUE	1,536
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	125,683
SOH/AGL Deduction	22,697
ASSESSED VALUE	102,986
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,986
TOTAL JUST VALUE	125,683
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,863

LAND:2:1: THIS LOT IS NOT BUILDABLE STATED IN WD D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34114	RECONNECT	75	06/03/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1317/2396	6/30/2016	WD	Q	I	01	110,000
GRANTOR: SANDRA M CAMPBELL & L						
GRANTEE: CHRIS & THRESA A KE						
0944/0964	12/21/2001	WD	Q	I	06	0
GRANTOR: SANDRA M CAMPBELL						
GRANTEE: SANDRA M CAMPBELL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S16 FOP= W4 S16 E28 N8 W24 N8$ S8 E24 N24$.

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	0166	CONC,PAVMT	0	0	24	32	768.00	UT	2.00	2.00	100	2015	2015	3	100	1,536	

LAND DESCRIPTION

TOTAL OB/XF 1,536

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		A-1	100.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

REVIEW DATE 02/15/2016 BY DF Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 06/25/2025 BY SYS