

LOT 14 UNIT 1-A THREE RIVERS EST
CT 783-1708, 790-1844, WD 996-75

AVERITT ROBERT F JR/AVERITT HEATHER LYNN
4210 ROLLING OAK DR
LAKELAND, FL 33810

2026

00-00-00-00568-014



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		02
NEIGHBORHOOD/LOC	100000.01	1.00/

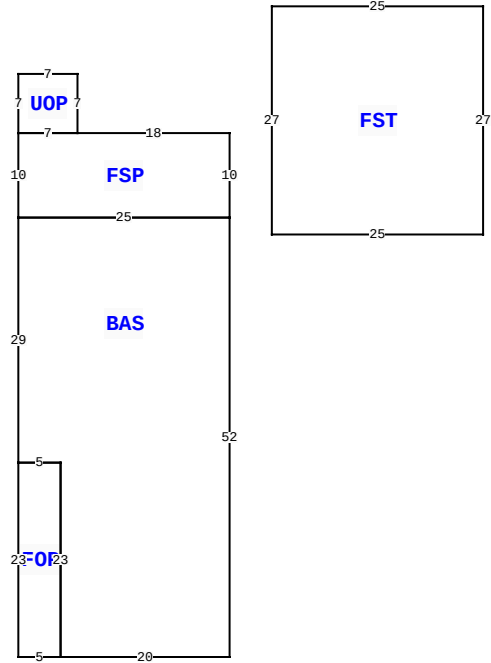
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,185	100		1,185	162,970
FOP	115	30		34	4,676
FSP	250	40		100	13,753
FST	675	55		371	51,023
UOP	49	20		10	1,375

TOTALS	2,274			1,700	233,798
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0084	DOCK-RIVER	0	0	5	375		1,875.00	UT 14.50
2	0180	FPLC 1STRY	0	0	0	0		1.00	UT 2,000.00
3	0166	CONC, PAVMT	0	0	25	28		700.00	UT 5.00
4	0104	GENERATOR	0	0	0	0		1.00	UT 6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	78.00	523.00	77.98

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0300	01	1,700	140.9100	171.91	292,247	2005	2005	0	0	20.00	80.00
1 SFR PILING 0% - 0											
Heated Area: 1185											
HX Base Yr											



1364 SW RIVERSIDE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0084	DOCK-RIVER	0	0	5	375		1,875.00	UT 14.50	100	2006	2006	3	40	10,875	
2	0180	FPLC 1STRY	0	0	0	0		1.00	UT 2,000.00	100	2012	2012	3	100	2,000	
3	0166	CONC, PAVMT	0	0	25	28		700.00	UT 5.00	100	2016	2016	3	100	3,500	
4	0104	GENERATOR	0	0	0	0		1.00	UT 6,000.00	100	2022	2021		75	4,500	

TOTAL OB/XF										20,875						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	0		A-1	78.00	523.00	77.98	FF		1.00	1.00	1.00	1,200.00	1,200.00

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1						
VALUATION SUMMARY										3						
VALUATION BY										STANDARD						
Tax Group: 3										Tax Dist:						
BUILDING MARKET VALUE										233,798						
TOTAL MARKET OB/XF VALUE										20,875						
TOTAL LAND VALUE - MARKET										93,576						
TOTAL MARKET VALUE										348,249						
SOH/AGL Deduction										0						
ASSESSED VALUE										348,249						
TOTAL EXEMPTION VALUE										0						
BASE TAXABLE VALUE										348,249						
TOTAL JUST VALUE										348,249						
NCON VALUE										0						
INCOME VALUE																
PREVIOUS YEAR MKT VALUE										351,471						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042928	Electrical Servic	0	10/08/2021
22368	SFR	470	10/05/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1400/1361	11/22/2019	WD	U	I	11	100
GRANTOR: ROBERT F SR & KATHERI						
GRANTEE: ROBERT F AVERITT JR						
1255/0289	5/17/2013	WD	Q	I	01	339,000
GRANTOR: J SCOTT & PATRICIA A						
GRANTEE: ROBERT F AVERITT JR						

BUILDING NOTES									
BAS=[ORIG=0,0] N52 W25 S29 E5 S23 E20 \$									
FST=[ORIG=30,-50] N27 W25 S27 E25 \$									
FSP=[ORIG=0,-52] N10 W18 W7 S10 E25 \$									
FOP=[ORIG=-25,-23] S23 E5 N23 W5 \$									
UOP=[ORIG=-18,-62] N7 W7 S7 E7 \$									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] N52 W25 S29 E5 S23 E20 \$									
FST=[ORIG=30,-50] N27 W25 S27 E25 \$									
FSP=[ORIG=0,-52] N10 W18 W7 S10 E25 \$									
FOP=[ORIG=-25,-23] S23 E5 N23 W5 \$									
UOP=[ORIG=-18,-62] N7 W7 S7 E7 \$									