LOT 18 UNIT 2 THREE RIVERS ESTAT
475-440, WD 1534-293,

CORONADO LORI/BURKE NORMA
8941 SW 187TH ST
CUTLER BAY, FL 33157

2026

00-00-00-00578-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

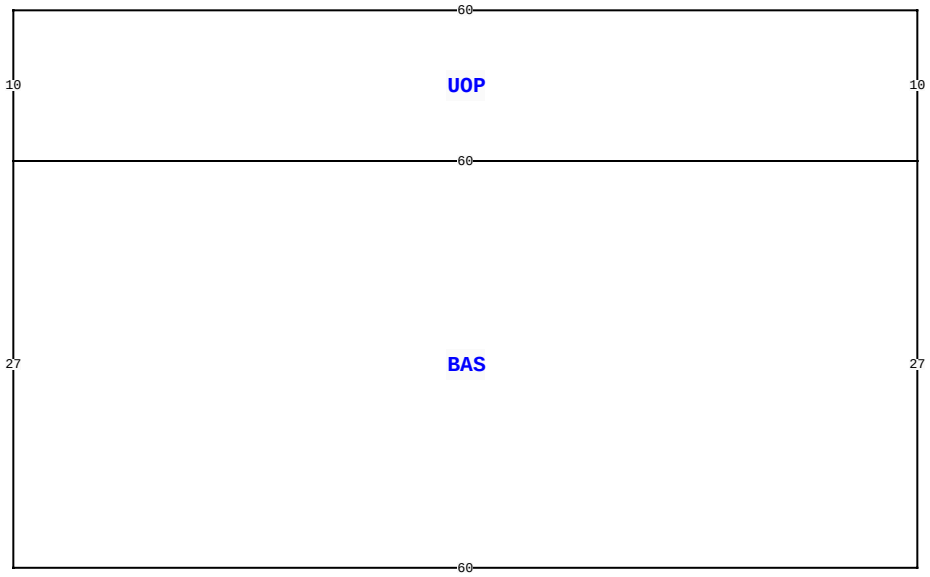
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.02	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	63,711
UOP	600	25		150	5,899
TOTALS	2,220			1,770	69,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0808	02	1,770	122.9000	98.32	174,026	1987	2000	0	0	0	60.00	40.00

1 MH PILING 0% - 2025 Heated Area: 1620 HX Base Yr



786 SW MANATEE TER, 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	69,610
TOTAL MARKET OB/XF VALUE	7,700
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	152,310
SOH/AGL Deduction	0
ASSESSED VALUE	152,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,310
TOTAL JUST VALUE	152,310
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053459	Electrical Servic		06/25/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/293	2/20/2025	WD	Q	I	01	250,000
GRANTOR: PRAVDEN GARY A						
GRANTEE: CORONADO LORI						
0399/0561	3/01/1978	03	Q	V		12,000
GRANTOR:						
GRANTEE:						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
2	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$ UOP= N10 W60 S10 E60$.

LAND DESCRIPTION

TOTAL OB/XF 7,700

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	0102	C	SFR/MH	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

REVIEW DATE 07/31/2025 BY tommy Total Acres: 0.97 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/18/2025 BY SYS