

LOT 33 UNIT 2 THREE RIVERS ESTAT
495-13, 551-51, 762-254, 786-127

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4705 NW 25TH DR
GAINESVILLE, FL 32605

2026

00-00-00-00585-003



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	15	HARDTILE 70			
Interior Floo	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 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		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	1,452	100		1,452	174,926
FOP	32	30		10	1,205
FSP	184	40		74	8,915
FUS	351	100		351	42,286
UOP	80	20		16	1,927
UOP	176	20		35	4,216
TOTALS	2,275			1,938	233,474

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0300	01	1,938	135.2701	165.03	319,828	1998	1998	0	0	0	27.00	73.00	

1 SFR PILING 0% - 0

Heated Area: 1803

HX Base Yr

Floor plan diagram showing areas: UOP (20), FUS (22), FSP (23), BAS (32), and FOP (32). Dimensions are provided for each area.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025

MLU