

LOT 35 UNIT 2 THREE RIVERS ESTAT
452-528, 553-274, 632-579, 725-5

ROBERT HARRY ARMOUR & KERRY K ARMOUR JOINT FAMILY
206 E LAKE ELBERT DR NE
WINTER HAVEN, FL 33881

2026

00-00-00-00585-005



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

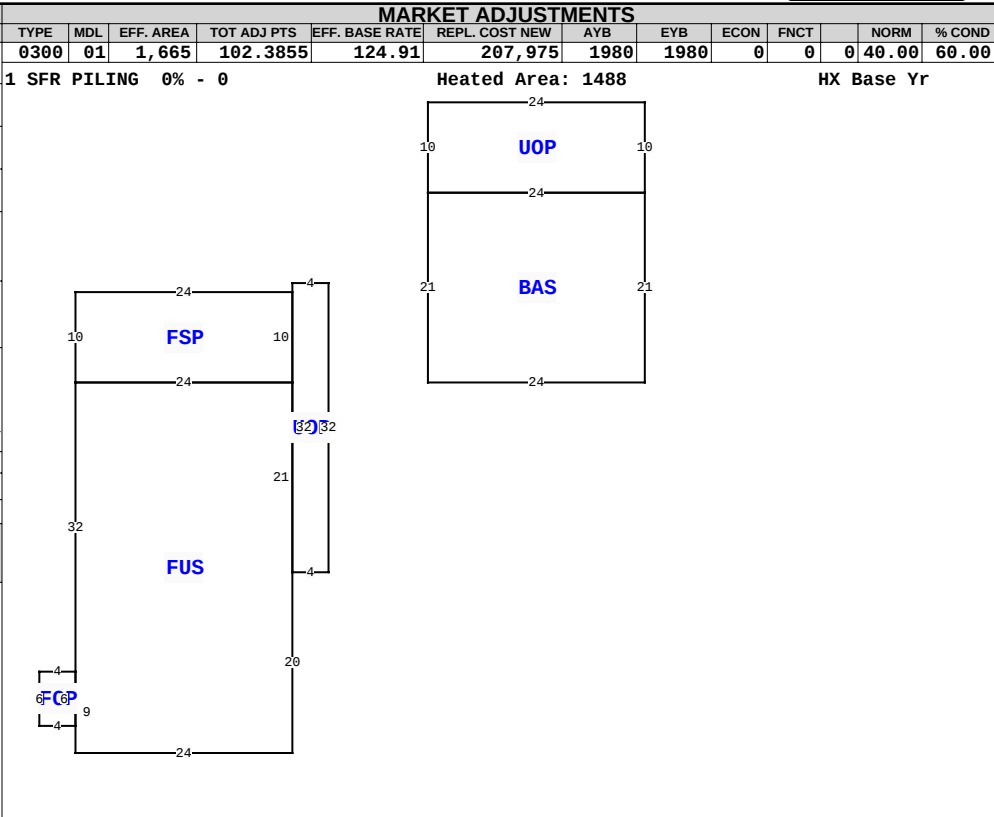
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.02	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100		504	37,773
FOP	24	30		7	524
FSP	240	40		96	7,195
FUS	984	100		984	73,747
UOP	128	20		26	1,949
UOP	240	20		48	3,598

TOTALS	2,120			1,665	124,785
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00
2	0084	DOCK-RIVER	0	0	8	10	80.00	UT	14.50
3	0294	SHED WOOD/	0	0	8	10	80.00	UT	14.00
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0132	C	SFR RIVER	0		A-1	0.00	0.00	75.00



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	0	0	3	100	2,000	
100	1980	1980	3	40	464	
50	2006	2006	3	50	560	
100	2014	2014	3	100	500	

TOTAL OB/XF									
3,524									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		124,785	
TOTAL MARKET OB/XF VALUE		3,524	
TOTAL LAND VALUE - MARKET		73,125	
TOTAL MARKET VALUE		201,434	
SOH/AGL Deduction		15,161	
ASSESSED VALUE		186,273	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		186,273	
TOTAL JUST VALUE		201,434	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		201,434	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1329/0995	8/19/2016	WD U	I	I	11
GRANTOR: ROBERT HARRY & KERRY					SALE PRICE
GRANTEE: ROBERT HARRY & KERRY					100
GRANTOR: CANTRELL					
GRANTEE: ARMOUR					

BUILDING NOTES					

BUILDING DIMENSIONS					
FUS=[ORIG=0,0] W24 S32 S9 E24 N20 N21 \$					
BAS=[ORIG=15,0] E24 N21 W24 S21 \$					
FSP=[ORIG=0,0] N10 W24 S10 E24 \$					
UOP=[ORIG=39,-21] N10 W24 S10 E24 \$					
UOP=[ORIG=0,21] E4 N32 W4 S32 \$					
FOP=[ORIG=-24,32] W4 S6 E4 N6 \$					