LOT 49 UNIT 2 THREE RIVERS ESTAT
785-1306, QC 1098-2382, WD 1385-

WATKINS DEREK
13212 SILVER STRAND FALLS DR
ORLANDO, FL 32824

2026

00-00-00-00586-049

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	19,656
TOTAL MARKET VALUE	19,656
SOH/AGL Deduction	3,801
ASSESSED VALUE	15,855
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,855
TOTAL JUST VALUE	19,656
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	19,656

SALE:1:1: INCLUDED 00856-002

LAND:1:1: LOT 49 UNIT 2 THREE RIVERS ESTATES.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/1816	5/27/2022	WD	Q	V	05	90,000
GRANTOR: HERRICK PETER						
GRANTEE: WATKINS DEREK						
1385/0063	5/21/2019	WD	Q	V	01	15,000
GRANTOR: DOUG K & RONDA D COOP						
GRANTEE: PETER & DIANA HERRI						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0020	C	VAC/WATER	0		A-1	100.00	0.00	63.00	FF		1.00	1.00	0.42	750.00	312.00	19,656							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 0.00 Total Land Value: 19,656 Market: 0 Agricultural: 0 Common: 19,656 PRINTED 11/19/2025 BY SYS