LOT 23 UNIT 4 THREE RIVERS ESTAT
722-782-784, 741-1275, WD 999-22

HICKS TROY W/HICKS ANNE L
18911 SW 310 ST
HOMESTEAD, FL 33030

2026

00-00-00-00609-023

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04

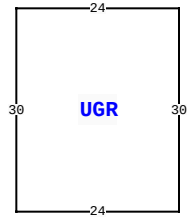
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.04 1.00/

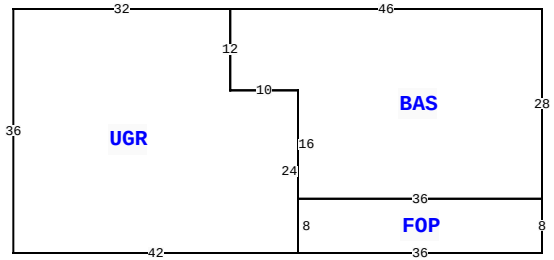
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100		1,128	99,419
FOP	288	30		86	7,580
UGR	720	45		324	28,556
UGR	1,392	45		626	55,174
TOTALS	3,528			2,164	190,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,164	103.2080	115.59	250,137	2006	2006	0	0	0	23.75	76.25

1 SINGLE FAM 0% - 0 Heated Area: 1128 HX Base Yr





182 SW HAWAII TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	190,729
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	216,929
SOH/AGL Deduction	0
ASSESSED VALUE	216,929
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,929
TOTAL JUST VALUE	216,929
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,056

LAND:1:1: LOT 23 UNIT 4 THREE RIVERS ESTATES.
SALE:1:1: LOT 23, UNIT 4, THREE RIVERS/WELL/SEP IN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22825	SFR	331	02/17/2005
22585	TR/TRAILER	150	12/10/2004
13763	M H	125	03/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1146/2473	3/24/2008	WD	Q	I		145,000
GRANTOR: THOMAS R FARRENS						
GRANTEE: TROY & ANNE HICKS						
0999/2245	11/10/2003	WD	Q	I		15,000
GRANTOR: JEFFEREY & CONNIE MCC						
GRANTEE: THOMAS R FARRENS						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[ORIG=-46,0] W32 S36 E42 N24 W10 N12 $
BAS=[ORIG=0,0] W46 S12 E10 S16 E36 N28 $
UGR=[ORIG=0,-30] N30 W24 S30 E24 $
FOP=[ORIG=-36,28] S8 E36 N8 W36 $
.

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	0166	CONC,PAVMT	0	0	20	20	400.00	UT	3.00	3.00	100	2006	2006	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0100	C	SFR	0		A-1	225.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/09/2016 BY DF Total Acres: 1.32 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/21/2025 BY SYS