LOT 16 UNIT 5 THREE RIVERS ESTAT
885-2022, DC 887-1169, 887-2371,

LAND L B AND C L REVOCABLE LIVING TRUST DATED FEBR
705 SE PERSIAN RD
MAYO, FL 32066

2026

00-00-00-00623-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

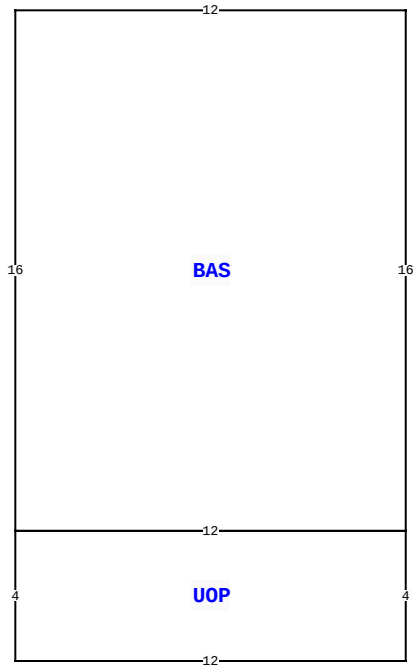
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.05	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	8,075
UOP	48	20		10	420
TOTALS	240			202	8,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	202	81.0000	50.22	10,144	2012	2012	0	0	0	16.25	83.75

1 STRG/CONV 0% - 2023 Heated Area: 192 HX Base Yr



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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	8,496
TOTAL MARKET OB/XF VALUE	9,192
TOTAL LAND VALUE - MARKET	23,618
TOTAL MARKET VALUE	41,306
SOH/AGL Deduction	1,739
ASSESSED VALUE	39,567
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,567
TOTAL JUST VALUE	41,306
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/91	5/23/2022	WD	U	I	11	100
GRANTOR: LAND CHARLENE LORI						
GRANTEE: LAND L B AND C L RE						
1031/2086	11/24/2004	QC	Q	V	01	100
GRANTOR: TOWNSEND'S						
GRANTEE: CHARLENE LORI LAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S16 UOP= S4 E12 N4 W12$ E12 N16$.

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	0296	SHED METAL	0	0	14	16	224.00	UT	4.00	4.00	100	1993	1993	3	100	896	
2	0261	PRCH, UOP	0	0	0	0	80.00	UT	9.00	9.00	100	2006	2006	3	100	720	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	12	16	192.00	UT	3.00	3.00	100	2006	2006	3	100	576	

LAND DESCRIPTION

TOTAL OB/XF 9,192

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		00	0.00	0.00	75.70	FF		1.00	1.00	0.42	750.00	312.00	23,618							

REVIEW DATE 06/22/2016 BY DF Total Acres: 1.00 Total Land Value: 23,618 Market: 0 Agricultural: 0 Common: 23,618 PRINTED 11/21/2025 BY SYS