

LOTS 38 & 39 UNIT 5 THREE RIVERS
670-447, 769-1407, 826-837, WD 1

CAMERON BAY HOLDING COMPANY LLC
110 NW 3RD AVE
LAKE BUTLER, FL 32054

2025

00-00-00-00632-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
DOR CODE		0700								MISC IMPROVED																							
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																												
TOTALS																																	
EXTRA FEATURES												BLD DATE				LGL DATE																	
												XF DATE				LAND DATE																	
												INC DATE				AG DATE																	
L N	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	0085	COVERED DO	0	0	20	30	600.00	UT	25.00	25.00	100	2010	2010	3	40	6,000																	
2	0070	CARPORT UF	0	0	20	40	800.00	UT	3.00	3.00	100	2015	2015	3	100	2,400																	
3	9945	Well/Sept	0	0	0	0	1.00	UT	14,000.00	14,000.00	100			3	100	14,000																	
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000																	
LAND DESCRIPTION										TOTAL OB/XF										26,400													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	0700	C	MISC RES	0		00	0.00	0.00	75.20	FF		1.00	1.00	1.30	750.00	975.00	73,320																
2	0000	C	VAC RES	0			0.00	0.00	75.20	FF		1.00	1.00	1.30	750.00	975.00	73,320																
REVIEW DATE		01/28/2025		BY		ME		Total Acres: 0.00		Total Land Value: 146,640		Market: 0		Agricultural: 0		Common: 146,640		PRINTED 09/04/2025 BY SYS															