LOTS 4, 5 & 6 THREE RIVERS ESTAT
797-857, 915-2395, WD 1104-2600,

AVERITT LLC
4210 ROLLING OAK DR
LAKELAND, FL 33810

2026

00-00-00-00642-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.07 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

1388 SW RIVERSIDE AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,295
TOTAL LAND VALUE - MARKET	67,500
TOTAL MARKET VALUE	77,795
SOH/AGL Deduction	26,341
ASSESSED VALUE	51,454
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,454
TOTAL JUST VALUE	77,795
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26804	TR/TRAILER	189	02/28/2008
25746	TR/TRAILER	50	04/25/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1541/1053	5/29/2025	WD	Q	I	01	170,000
GRANTOR: RAWL RYAN COLE						
GRANTEE: AVERITT LLC						
1385/0448	5/10/2019	WD	Q	I	01	160,000
GRANTOR: ERIC T & DENISE R COC						
GRANTEE: RAYN COLE & STACEY						

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
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
2	0070	CARPORT UF	0	0	11	29	319.00	UT	1.50	1.50	100	2016	2016	3	100	479	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	12	24	288.00	UT	7.00	7.00	100	2016	2016	3	100	2,016	

LAND DESCRIPTION

TOTAL OB/XF 10,295

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	0700	C	MISC RES	0		00	0.00	0.00	3.00	LT		1.00	1.00	1.25	18,000.00	22,500.00	67,500							

REVIEW DATE 10/28/2025 BY TP Total Acres: 1.47 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 11/27/2025 BY SYS