LOT 29 UNIT 9 THREE RIVERS ESTAT

672-662, 951-212, WD 1217-1976,

ACKERSON DAN
2052 CORNELL RD
MIDDLEBURG, FL 32068

2026

00-00-00-00745-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 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

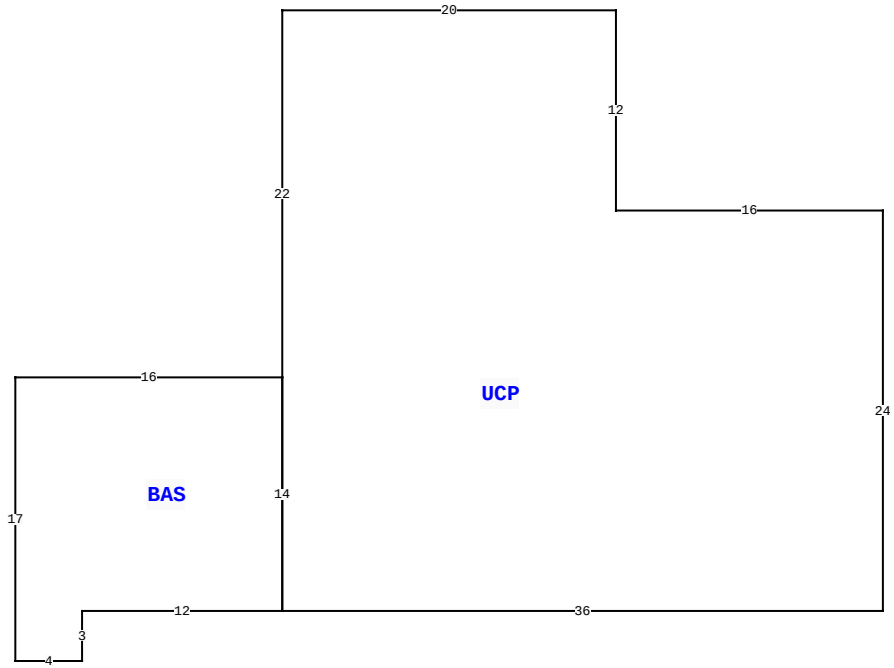
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.09	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	236	100		236	13,125
UCP	1,104	20		221	12,291
TOTALS	1,340			457	25,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	457	104.0040	64.48	29,467	2014	2014	0	0	0	13.75	86.25

1 STRG/CONV 0% - 0 Heated Area: 236 HX Base Yr



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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	25,415
TOTAL MARKET OB/XF VALUE	21,550
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	69,465
SOH/AGL Deduction	8,048
ASSESSED VALUE	61,417
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,417
TOTAL JUST VALUE	69,465
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,834

LAND:1:1: LOW LOT

SALE:1:1: LOT 29 UNIT 9 THREE RIVERS ESTATES.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29886	TR/TRAILER	189	01/19/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1217/1976	7/08/2011	WD	Q	V	01	7,000
GRANTOR: NEWELL O WRIGHT & BET						
GRANTEE: DAN ACKERSON						
0951/0214	4/10/2002	WD	P	V	99	4,500
GRANTOR: SHELLY AKA SHELBY WO						
GRANTEE: NEWELL O WRIGHT & B						

BUILDING NOTES

BUILDING DIMENSIONS

UCP= W16 N12 W20 S22 BAS= W16 S17 E4 N3 E12 N14$ S14 E36 N24$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,500	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	3,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9910	RV SITE/RE	0	0	0	0	3.00	UT	2,000.00	2,000.00	100	2016	2016	3	100	6,000	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
6	0296	SHED METAL	0	0	0	0	3.00	UT	1,150.00	1,150.00	100	2016	2016	3	100	3,450	

LAND DESCRIPTION

TOTAL OB/XF 21,550

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	89.00	0.00	1.00	LT		1.00	1.00	1.25	18,000.00	22,500.00	22,500							

REVIEW DATE 02/01/2016 BY DF Total Acres: 0.96 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/03/2025 BY SYS