LOT 26 UNIT 10 THREE RIVERS ESTA
781-130, 864-2222, WD 1317-740,

DAVIDSON WENDY SUE/BENSON MARY ELIZABETH
18375 TEMPLE AVE
PORT CHARLOTTE, FL 33948

2026

00-00-00-00770-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

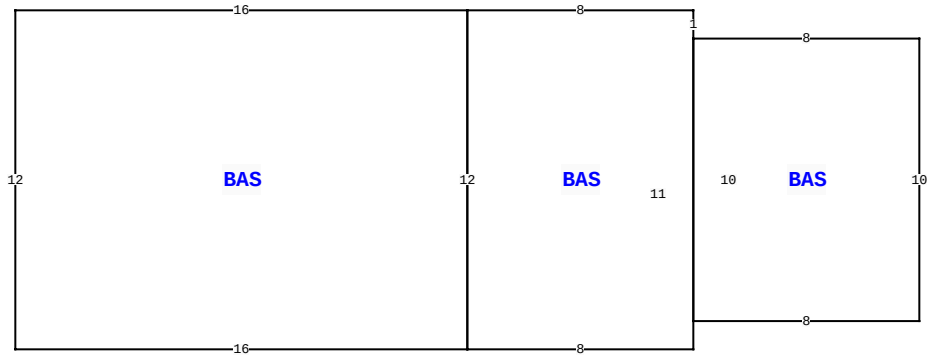
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.10 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	4,198
BAS	96	100		96	5,038
BAS	192	100		192	10,075
TOTALS	368			368	19,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	368	111.0000	68.82	25,326	2006	2006	0	0	0	23.75	76.25

1 STRG/CONV 0% - 0 Heated Area: 368 HX Base Yr



264 SW DELAWARE WAY, 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	19,311
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	44,511
SOH/AGL Deduction	11,406
ASSESSED VALUE	33,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,105
TOTAL JUST VALUE	44,511
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,828

PRMT:1:1: PERMIT FOR TRAVEL TRAILER
SALE:2:1: WD REPLACING AGREEMENT
SALE:1:1: LOT26 UNIT 10 THREE RIVERS ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042776	Electrical Servic	0	09/17/2021
14958	PUMP/UTPOL	75	01/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1402/2599	8/29/2019	QC	U	I	30	100
GRANTOR: MARY ELIZABETH BENSON						
GRANTEE: MARY ELIZABETH & WE						
1331/0250	2/07/2017	WD	U	I	30	24,000
GRANTOR: CONNIE T DAVIDSON						
GRANTEE: J LEROY DAVIDSON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 BAS= N1 W8 BAS= W16 S12 E16 N12$ S12 E8 N11$ S10 E8 N10$.

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	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 7,200

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 09/20/2021 BY JB Total Acres: 0.91 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/21/2025 BY SYS