

LOT 7AA UNIT 11 THREE RIVERS EST

779-112, 784-2257,

TURNER LINDA C
1021 PARAKEET TRAIL
LAKELAND, FL 33809

2026

00-00-00-00842-998



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																							
																		VALUATION BY																							
																		Tax Group: 3												STANDARD											
																		BUILDING MARKET VALUE												0											
																		TOTAL MARKET OB/XF VALUE												19,872											
																		TOTAL LAND VALUE - MARKET												18,000											
																		TOTAL MARKET VALUE												37,872											
																		SOH/AGL Deduction												754											
																		ASSESSED VALUE												37,118											
																		TOTAL EXEMPTION VALUE												0											
																		BASE TAXABLE VALUE												37,118											
																		VALUATION SUMMARY																							
																		Tax Dist:																							
																		BUILDING MARKET VALUE												0											
																		TOTAL MARKET OB/XF VALUE												19,872											
																		TOTAL LAND VALUE - MARKET												18,000											
																		TOTAL MARKET VALUE												37,872											
																		SOH/AGL Deduction												754											
																		ASSESSED VALUE												37,118											
																		TOTAL EXEMPTION VALUE												0											
																		BASE TAXABLE VALUE												37,118											
																		PREVIOUS YEAR MKT VALUE																							
																		37,872																							
																		SALE:2:1: LOT 7AA THREE RIVERS ESTATES S/D UNIT 11																							
																		LAND:1:1: LOT 7AA, UNIT 11, THREE RIVERS ESTATES																							
																		SALE:1:1: LOT 7AA UNIT II THREE RIVERS																							
																		PERMIT NUM												DESCRIPTION											
																		AMT												ISSUED											
																		38361												M H 479 07/15/2019											
																		16142												M H 75 10/13/1999											
																																				SALES DATA					
OFF RECORD Number												DATE																													
TYPE INST												Q / V I / V																													
RSN CD												SALE PRICE																													
0784/2257												10/26/1993 WD Q V 8,000																													
GRANTOR: THREE RIVERS																																									
GRANTEE: LINDA C TURNER																																									
0779/0112												8/23/1993 CT U V 6,650																													
GRANTOR: CLERK OF COURT																																									
GRANTEE: THREE RIVERS EST IN																																									
																		BUILDING NOTES																							
																		BUILDING DIMENSIONS																							
																		TOTAL OB/XF																							
																		19,872																							
																		LAND DESCRIPTION																							
																		L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 A-1 86.00 0.00 1.00 LT 1.00 1.00 1.00 18,000.00 18,000.00 18,000																							
																		REVIEW DATE 12/18/2020 BY JB																							
																		Total Acres: 0.95																							
																		Total Land Value: 18,000																							
Market: 0																																									
Agricultural: 0																																									
Common: 18,000																																									
PRINTED 11/26/2025 BY SYS																																									