

LOTS 4 & 5 UNIT 12 THREE RIVERS
472-237, 841-961, WD 1222-835, L

MCFADDEN MONA G
1750 BAYOU GRANDE BOULEVARD NO
ST. PETERSBURG, FL 33703

2026

00-00-00-00865-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.12	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100		800	82,453
FSP	200	40		80	8,245

TOTALS	1,000			880	90,698
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0296	SHED METAL	0	0	12	14	1.00	UT	0.00	0.00	
2	0296	SHED METAL	0	0	8	10	1.00	UT	0.00	0.00	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	0100	C	SFR	0		00	0.00	0.00	2.00	LT	

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

010001880113.2560126.85111,6281991201000018.7581.25

1 SINGLE FAM 0% - 2024Heated Area: 800HX Base Yr

40

20

40

5

40

5

40

BAS

FSP

464 SW CALIFORNIA TER, FORT WHITE	BLD DATE	LGL DATE	04/30/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		90,698	
TOTAL MARKET OB/XF VALUE		2,100	
TOTAL LAND VALUE - MARKET		36,000	
TOTAL MARKET VALUE		128,798	
SOH/AGL Deduction		0	
ASSESSED VALUE		128,798	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		128,798	
TOTAL JUST VALUE		128,798	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		130,193	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1490/2786	5/22/2023	WD	Q	I	01
GRANTOR: CRAWFORD NANCY					
GRANTEE: MCFADDEN MONA G					
1438/512	5/20/2021	WD	U	I	12
GRANTOR: VYSTAR CREDIT UNION					
GRANTEE: CRAWFORD NANCY					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W40 S20 E40 N20 \$											
FSP=[ORIG=-40,20] S5 E40 N5 W40 \$											