LOT 17 UNIT 14 THREE RIVERS ESTA
803-1980, 803-1985, 886-1096, 97

THRASHER BRIAN/THRASHER JULIE
8964 24TH AVENUE
KENOSHA, WI 53143

2026

00-00-00-00900-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.14 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

556 SW BRIDGE LN, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	18,000
SOH/AGL Deduction	0
ASSESSED VALUE	18,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,000
TOTAL JUST VALUE	18,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,000

SALE:2:1: LOT 17 UNIT 14 THREE RIVERS
LAND:1:1: LOT 17, UNIT 14, THREE RIVERS ESTATES
SALE:1:1: LOT 17 UNIT 14 THREE RIVERS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052938	RV - Recreational		04/27/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1499/281	9/15/2023	WD	Q	V	01	22,000
GRANTOR: THE LOT SCOUT LLC						
GRANTEE: THRASHER BRIAN						
1494/600	6/30/2023	WD	Q	V	01	17,000
GRANTOR: SHOBE MICHAEL LARUE						
GRANTEE: THE LOT SCOUT LLC						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	568.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 04/30/2024 BY MLU Total Acres: 1.25 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 09/10/2025 BY SYS