LOT 53 UNIT 14 THREE RIVERS ESTA
674-307, QC 1376-1175,

HOLLOWAY JOSHUA/HOLLOWAY CRYSTAL
1059 KIT COURT
LUTZ, FL 33549

2026

00-00-00-00919-053

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	432
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	18,432
SOH/AGL Deduction	7,037
ASSESSED VALUE	11,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,395
TOTAL JUST VALUE	18,432
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,432

LAND:1:1: LOT 53, UNIT 14, THREE RIVERS ESTATE

SALE:1:1: LOT 53 UNIT 14 THREE RIVERS.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1376/1175	1/15/2019	QC	U	I	11	100
GRANTOR: CLARENCE W & JANICE L						
GRANTEE: JOSHUA & CRYSTAL HO						
0674/0307	10/25/1988	WD	Q	V		5,495
GRANTOR: THREE RIVERS						
GRANTEE: ROSIER CLARENCE						

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
1	0296	SHED METAL	0	0	12	12	144.00	UT	3.00	3.00	100	1993	1993	3	100	432	

LAND DESCRIPTION

TOTAL OB/XF 432

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	0700	C	MISC RES	0		A-1	81.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/08/2016 BY DF Total Acres: 0.88 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 09/12/2025 BY SYS