LOTS 120 & 121 UNIT 17 THREE RIV
312-379, 656-299, 674-464, 685-7

MCCULLAH PATRICK J JR/MCCULLAH SHANNON
29058 GERANIUM DRIVE
BIG PINE KEY, FL 33043

2025

00-00-00-01010-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.17 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

1025 SW NEBRASKA TER, 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	2,400
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	38,400
SOH/AGL Deduction	5,605
ASSESSED VALUE	32,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,795
TOTAL JUST VALUE	38,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051624	Mobile Home		11/25/2024
35546	STORAGE	144	07/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1396/1626	10/15/2019	QC	U	V	11	100
GRANTOR: PATRICK J MCCULLAH SR						
GRANTEE: PATRICK J SR & SHAN						
1339/1358	6/15/2017	WD	Q	V	01	9,500
GRANTOR: PHILLIP C & MELANIE B						
GRANTEE: PATRICK J MCCULLAH						

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	0294	SHED WOOD/	0	0	12	20	240.00	UT	10.00	10.00	100	2017	2017	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	100.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/28/2025 BY randall Total Acres: 1.84 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/04/2025 BY SYS