LOTS 30 & 31 UNIT 18 THREE RIVER
480-277, 690-563, QC 1178-820,

DRIPPING OAKS LLC/TOWNE GERALD H
2499 NW 102ND BLVD
WILDWOOD, FL 34785

2025

00-00-00-01052-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.18 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

522 SW CENTRAL 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	12,927
TOTAL LAND VALUE - MARKET	32,400
TOTAL MARKET VALUE	45,327
SOH/AGL Deduction	13,153
ASSESSED VALUE	32,174
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,174
TOTAL JUST VALUE	45,327
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1178/0820	7/04/2009	QC	U	I	11	100
GRANTOR: SHIRLEY TOWNE ETAL (S						
GRANTEE: DRIPPING OAKS LLC						
0690/0563	7/03/1989	WD	Q	V		9,800
GRANTOR: JOHNSON SUSAN						
GRANTEE: TOWNE GERALD ETAL						

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	0263	PRCH,USP	0	0	19	23	437.00	UT	4.50	4.50	100	1993	1993	3	100	1,967	
2	0296	SHED METAL	0	0	22	16	352.00	UT	3.00	3.00	100	0	0	3	100	1,056	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	22	12	264.00	UT	3.00	3.00	100	0	0	3	100	792	
5	0296	SHED METAL	0	0	6	8	48.00	UT	3.00	3.00	100	1993	1993	3	100	144	
6	0296	SHED METAL	0	0	8	16	128.00	UT	3.00	3.00	100	0	0	3	100	384	
7	0296	SHED METAL	0	0	16	24	384.00	UT	3.00	3.00	100	1993	1993	3	100	1,152	
8	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 12,927

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	200.00	400.00	2.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	32,400							

REVIEW DATE 12/11/2015 BY DF Total Acres: 1.84 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 08/06/2025 BY SYS