LOT 32 UNIT 18 THREE RIVERS ESTA
851-2047, 864-2223, QC 1178-824,

DRIPPING OAKS LLC/HATCHER JULIE S
2499 NW 102ND BLVD
WILDWOOD, FL 34785

2025

00-00-00-01053-000

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

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,412
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	19,412
SOH/AGL Deduction	7,476
ASSESSED VALUE	11,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,936
TOTAL JUST VALUE	19,412
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	19,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1178/0824	7/04/2009	QC	U	I	11	100
GRANTOR: ROY KENNETH FORT ETAL						
GRANTEE: DRIPPING OAKS LLC						
0864/2223	8/01/1998	WD	Q	V		5,200
GRANTOR: BYNUM						
GRANTEE: TOWN 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	0296	SHED METAL	0	0	12	17	204.00	UT	4.00	4.00	75	1993	1993	3	75	612	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,412

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							

REVIEW DATE 12/11/2015 BY DF Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 08/06/2025 BY SYS