LOTS 56 THRU 59 THREE RIVERS EST
PART OF SW CENTRAL TER.

PARKEL CHARLES & LAURA REVOCABLE LIVING TRUST AGRE
5680 LIVE OAK AVE
MELBOURNE, FL 32904

2026

00-00-00-01273-058

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.20 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

2011 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	13,254
TOTAL LAND VALUE - MARKET	72,000
TOTAL MARKET VALUE	85,254
SOH/AGL Deduction	16,174
ASSESSED VALUE	69,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,080
TOTAL JUST VALUE	85,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6789	M H	60	01/27/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1465/1508	4/25/2022	TD	U	I	18	2,500
GRANTOR: CLERK OF COURT						
GRANTEE: PARKEL CHARLES & LA						
1440/890	6/17/2021	WD	Q	V	04	45,000
GRANTOR: LEWIS BONNIE						
GRANTEE: PARKEL CHARLES & LA						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0296	SHED METAL	0	0	12	12	144.00	UT	3.50	3.50	100	1993	1993	3	100	504	
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	0210	GARAGE U	0	0	18	30	540.00	UT	1.00	1.00	100	1993	1993	3	100	540	
6	0040	BARN,POLE	0	0	18	30	540.00	UT	1.50	1.50	100	1993	1993	3	100	810	

LAND DESCRIPTION

TOTAL OB/XF 13,254

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	300.00	400.00	3.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	54,000							
2	0700	C	MISC RES	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 05/05/2021 BY MLU Total Acres: 4.10 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 10/07/2025 BY SYS