LOT 53 UNIT 21 THREE RIVERS ESTA
WD 1251-883, TR 1320-1750, WD 13

HALE JOE/HALE WENDY LYNN
378 TOLLEY AVE
MELBOURNE, FL 32934

2025

00-00-00-01328-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.21 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

359 SW TRENTON 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	19,020
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	37,020
SOH/AGL Deduction	5,600
ASSESSED VALUE	31,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,420
TOTAL JUST VALUE	37,020
NCON VALUE	12,020
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1422/2439	10/27/2020	WD	Q	V	01	20,000
GRANTOR: DEAN WOZNIK						
GRANTEE: JOE & WENDY LYNN HA						
1380/1171	3/14/2019	WD	Q	V	01	15,000
GRANTOR: DAVE SMITH						
GRANTEE: DEAN WOZNIK						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	600.00	600.00	100	2025	2024		100	600	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	600.00	600.00	100	2025	2024		100	600	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	560.00	560.00	100	2025	2024		100	560	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	560.00	560.00	100	2025	2024		100	560	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
7	0001	RES MISC	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2025	2024		100	8,500	

LAND DESCRIPTION

TOTAL OB/XF 19,020

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	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 04/11/2025 BY JB Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 07/17/2025 BY SYS