LOT 92 THREE RIVERS ESTATES UNIT
740-1565, 865-1714, 948-2653, WD

BRATTON MICHAEL
3974 DEWBERRY CIR
MELBOURNE, FL 32901

2025

00-00-00-01355-092

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

713 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	9,600
TOTAL LAND VALUE - MARKET	19,800
TOTAL MARKET VALUE	29,400
SOH/AGL Deduction	4,729
ASSESSED VALUE	24,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,671
TOTAL JUST VALUE	29,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045643	Electrical Servic	0	10/07/2022
23221	SFR	280	06/02/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1425/687	11/24/2020	WD	Q	I	01	34,500
GRANTOR: PEREZ VICTOR M						
GRANTEE: BRATTON MICHAEL						
0948/2653	10/31/2001	WD	Q	V		6,500
GRANTOR: THREE RIVERS ESTATES						
GRANTEE: VICTOR M & BECKY PE						

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	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2021	2020		100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.10	18,000.00	19,800.00	19,800							

REVIEW DATE 01/29/2016 BY DF Total Acres: 1.58 Total Land Value: 19,800 Market: 0 Agricultural: 0 Common: 19,800 PRINTED 07/10/2025 BY SYS