

LOTS 3 & 4 THREE RIVERS ESTATES
803-446, WD 1280-848, WD 1281-14

SHEA JOHN D/SHEA CIGI L
1119 FLUSHING AVE
CLEARWATER, FL 33764

2026

00-00-00-01392-003



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																	
																VALUATION BY																			
																Tax Group: 3										Tax Dist:									
																BUILDING MARKET VALUE										0									
																TOTAL MARKET OB/XF VALUE										21,000									
																TOTAL LAND VALUE - MARKET										36,000									
																TOTAL MARKET VALUE										57,000									
																SOH/AGL Deduction										0									
																ASSESSED VALUE										57,000									
																TOTAL EXEMPTION VALUE										0									
																BASE TAXABLE VALUE										57,000									
DOR CODE						0700				MISC IMPROVED																									
MAP NUM										MKT AREA				02																					
NEIGHBORHOOD/LOC						100000.22				1.00/																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
																PERMIT NUM																			
																DESCRIPTION										AMT									
																ISSUED																			
																32656										STORAGE									
																250										01/29/2015									
TOTALS																																			
EXTRA FEATURES						1012 SW DRAKE PL, FORT WHITE																													
L N	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	0294	SHED WOOD/	0	0	14	25	350.00	UT	60.00	60.00	100	2015	2015	3	100	21,000																			
																		BLD DATE																	
																		XF DATE																	
																		INC DATE																	
																		LGL DATE																	
																		LAND DATE																	
																		AG DATE																	
																		04/30/2024																	
																		MLU																	
BUILDING NOTES																																			
BUILDING DIMENSIONS																																			
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0.00	0.00	2.00	LT		1.00	1.00	0.90	20,000.00	18,000.00	36,000																		
REVIEW DATE 12/09/2016 BY DF Total Acres: 1.95 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/07/2025 BY SYS																																			