

THE THEOS TRUST
3811 TURNING TIDES TER
BRADENTON, FL 34208

2026



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall CD 32
Roof Structure 08
Roof Cover 03
Interior Wall 05
Interior Floor 13
Interior Floor 14
Air Condition 04
Heating Type 04
Bedrooms 3 100
Bathrooms 2.5 100
Frame 01
Stories 1. 1. 100
Architectural Units 05 CONV 100
Condition Adj 03 03 100
Kitchen Adjust 01 01 100

Quality 07 07
DOR CODE 0100 SINGLE FAMILY
MAP NUM MKT AREA 06
NEIGHBORHOOD/LOC 26316.030 1.00/
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS 1,502 100 1,502 160,064
FGR 483 55 266 28,347
FOP 24 30 7 746
FSP 208 40 83 8,845

TOTALS 2,217 1,858 198,002

EXTRA FEATURES

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 0166 CONC, PAVTM 0 0 0 0 1.00 UT 0.00 0.00 100 0 0 3 100 1,200
2 0180 FPLC 1STRY 0 0 0 0 1.00 UT 2,000.00 2,000.00 100 0 0 3 100 2,000
3 0169 FENCE/WOOD 0 0 0 0 1.00 UT 0.00 0.00 100 2017 2017 3 100 400

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 0140 C SFR GOLF 0 RSF-2107.00 126.00 1.00 LT 1.00 1.00 1.10 35,000.00 38,500.00 38,500

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.31 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 10/13/2025 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0100 01 1,858 126.8685 142.09 264,003 1987 2000 0 0 25.00 75.00

1 SINGLE FAM 0% - 2024 Heated Area: 1502 HX Base Yr

FSP

BAS

FOP

FGR

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2025 MLU

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY
VALUATION BY STANDARD
Tax Group: 2 Tax Dist:
BUILDING MARKET VALUE 198,002
TOTAL MARKET OB/XF VALUE 3,600
TOTAL LAND VALUE - MARKET 38,500
TOTAL MARKET VALUE 240,102
SOH/AGL Deduction 0
ASSESSED VALUE 240,102
TOTAL EXEMPTION VALUE 0
BASE TAXABLE VALUE 240,102
TOTAL JUST VALUE 240,102
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 242,742

SALES DATA
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE
1499/14 4/20/2023 QC U I 11 100
GRANTOR: DOMINION REAL ESTATE
GRANTEE: THE THEOS TRUST
1462/1790 3/17/2022 QC U I 11 100
GRANTOR: DOMINION ESTATE LLC
GRANTEE: DOMINION REAL ESTAT
BUILDING NOTES
BUILDING DIMENSIONS
BAS= W28 N4 FSP= N8 W20 S12 E12 N4 E8\$ W8 S4 W12 S37 E15 N6
FOP= E6 N4 W6 S4\$ N4 E6 S4E6 FGR= S19 E21 N23 W21 S4\$ N4 E21 N27\$.