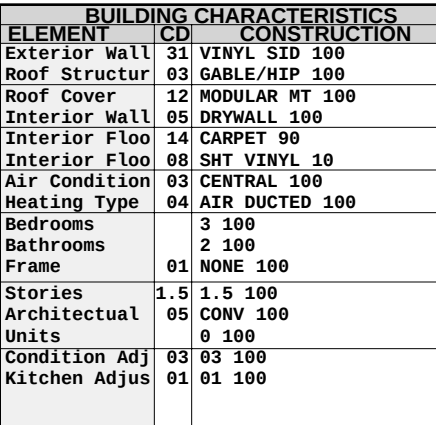
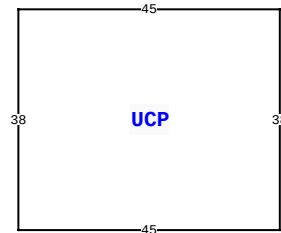
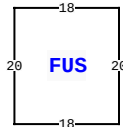


RIVERLAND COURT LLC
4508 124TH ST COURT WEST
CORTEZ, FL 34215

36-7S-16-04352-003



1 SFR PILING - 0% - 0 Heated Area: 2070 HX Base Yr



Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02

NEIGHBORHOOD/LOC	36716.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1, 710	100		1, 710	142, 999
FUS	360	100		360	30, 105
UCP	1, 710	20		342	28, 600
UOP	48	20		10	836
UOP	392	20		78	6, 523

TOTALS	4,220			2,500	209,062
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0210	GARAGE U	0	0	24	24	
2	0166	CONC, PAVMT	0	0	17	25	
3	9945	Well/Sept	0	0	0	0	
4	0180	FPLC 1STRY	0	0	0	0	
5	0296	SHED METAL	0	0	8	10	
6	0166	CONC, PAVMT	0	0	24	24	
7	0084	DOCK- RIVER	0	0	20	16	

[illegible][illegible]

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 3						Tax Dist:					
BUILDING MARKET VALUE						209,062					
TOTAL MARKET OB/XF VALUE						23,626					
TOTAL LAND VALUE - MARKET						173,062					
TOTAL MARKET VALUE						405,750					
SOH/AGL Deduction						0					
ASSESSED VALUE						405,750					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						405,750					
TOTAL JUST VALUE						405,750					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						390,297					
PERMIT NUM			DESCRIPTION				AMT			ISSUED	
000051660			Roof Replacement				3,000			12/04/2024	
000051661			Roof Replacement				20,000			12/04/2024	
8438			SFR				66,000			06/01/1994	
7545			M H				40			09/02/1993	
SALES DATA											
OFF RECORD Number		DATE		TYPE INST	Q U	J I	V I	RSN CD	SALE PRICE		
1368/0398		8/27/2018		WD	U		I	11	100		
GRANTOR: ROBERT STEVEN BAKER A											
GRANTEE: RIVERLAND COURT LLC											
1339/0534		6/15/2017		WD	U		I	30	208,000		
GRANTOR: ROBERT S BAKER & ROSE											
GRANTEE: ROBERT STEVEN BAKER											
BUILDING NOTES											
BUILDING DIMENSIONS											
UOP= N8 W49 S8 E49\$ BAS= W45S38 E25 UOP= S6 E8 N6 W8\$ E20N38\$ PTR= N30 FUS= N20 W18 S20 E18\$ S30\$ PTR= N30 E40 UCP= E45 N38 W45 S38\$ S30 W40\$.											

REVIEW DATE	12/16/2024	BY	JS	Total Acres:	17.75	Total Land Value:	173,062	Market:	0	Agricultural:	0	Common:	173,062	PRINTED 06/27/2025 BY SYS
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