LOT 51 SEC 1 THREE RIVERS ESTATE
ALSO DESC: COMM NE COR OF LOT 4
1/4, N 70 DEG W 345.4 FT, S 32 D

PAUL HAYS ROBERTSON/PAUL CATINA LYNN
634 NE 696 ST
BRANDFORD, FL 32008

2026

00-00-00-00567-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.01	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

1156 SW RIVERSIDE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	124,000
SOH/AGL Deduction	0
ASSESSED VALUE	124,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,000
TOTAL JUST VALUE	124,000
NCON VALUE	4,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/633	7/15/2022	WD	Q	I	01	494,900
GRANTOR: HO SHEENA						
GRANTEE: PAUL HAYS ROBERTSON						
1419/1468	9/08/2020	QC	U	I	11	100
GRANTOR: EVERGREEN HOME LLC						
GRANTEE: SHEENA HO & ENG PYN						

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
2	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2026	2025		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	0020	C	VAC/WATER	0		A-1	100.00	521.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

REVIEW DATE 08/05/2022 BY ME Total Acres: 1.20 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 06/11/2026 BY SYS