LOT 14 UNIT 1-A THREE RIVERS EST
CT 783-1708, 790-1844, WD 996-75

AVERITT ROBERT F JR/AVERITT HEATHER LYNN
4210 ROLLING OAK DR
LAKELAND, FL 33810

2027

00-00-00-00568-014

BUILDING CHARACTERISTICS

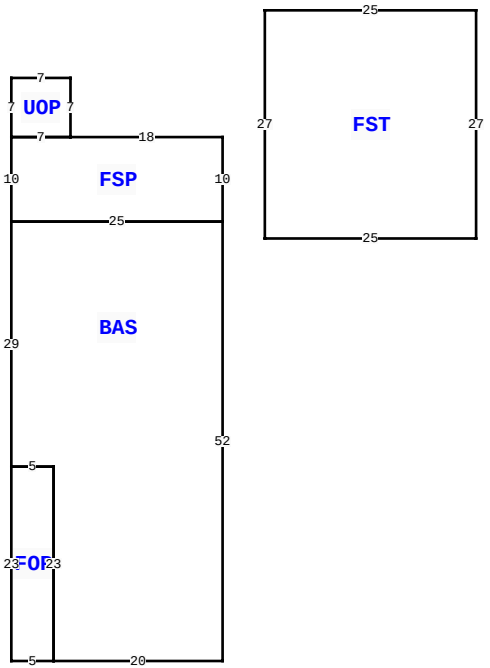
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
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
BAS	1,185	100		1,185	162,970
FOP	115	30		34	4,676
FSP	250	40		100	13,753
FST	675	55		371	51,023
UOP	49	20		10	1,375
TOTALS	2,274			1,700	233,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,700	140.9100	171.91	292,247	2005	2005	0	0	0	20.00	80.00

1 SFR PILING 0% - 0 Heated Area: 1185 HX Base Yr



1364 SW RIVERSIDE AVE, FORT WHITE

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

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	0084	DOCK-RIVER	0	0	5	375	1,875.00	UT	14.50	14.50	100	2006	2006	3	40	10,875	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	100	2,000	
3	0166	CONC,PAVMT	0	0	25	28	700.00	UT	5.00	5.00	100	2016	2016	3	100	3,500	
4	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	233,798
TOTAL MARKET OB/XF VALUE	20,875
TOTAL LAND VALUE - MARKET	93,576
TOTAL MARKET VALUE	348,249
SOH/AGL Deduction	0
ASSESSED VALUE	348,249
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,249
TOTAL JUST VALUE	348,249
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	348,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042928	Electrical Servic	0	10/08/2021
22368	SFR	470	10/05/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1400/1361	11/22/2019	WD	U	I	11	100
GRANTOR: ROBERT F SR & KATHERI						
GRANTEE: ROBERT F AVERITT JR						
1255/0289	5/17/2013	WD	Q	I	01	339,000
GRANTOR: J SCOTT & PATRICIA A						
GRANTEE: ROBERT F AVERITT JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N52 W25 S29 E5 S23 E20 $
FST=[ORIG=30,-50] N27 W25 S27 E25 $
FSP=[ORIG=0,-52] N10 W18 W7 S10 E25 $
FOP=[ORIG=-25,-23] S23 E5 N23 W5 $
UOP=[ORIG=-18,-62] N7 W7 S7 E7 $
.

LAND DESCRIPTION

TOTAL OB/XF 20,875

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	0100	C	SFR	0		A-1	78.00	523.00	77.98	FF		1.00	1.00	1.00	1,200.00	1,200.00	93,576							

REVIEW DATE 12/30/2021 BY JB Total Acres: 0.94 Total Land Value: 93,576 Market: 0 Agricultural: 0 Common: 93,576 PRINTED 11/17/2026 BY SYS