LOT 34 UNIT 2 THREE RIVERS EST
485-70, 768-876, WD 1329-992,

ROBERT HARRY ARMOUR & KERRY K. ARMOUR JOINT FAMILY
206 E LAKE ELBERT DR NE
WINTER HAVEN, FL 33881

2026

00-00-00-00585-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.02 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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
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	0
TOTAL LAND VALUE - MARKET	20,890
TOTAL MARKET VALUE	20,890
SOH/AGL Deduction	4,039
ASSESSED VALUE	16,851
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,851
TOTAL JUST VALUE	20,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/0992	8/19/2016	WD	U	V	11	100
GRANTOR: ROBERT HARRY & KERRY						
GRANTEE: ROBERT HARRY & KERR						
0768/0876	12/03/1992	WD	U	V		35,000
GRANTOR: JOANNE CARBONE						
GRANTEE: ROBERT ARMOUR						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0.00	0.00	64.00	FF		1.00	1.00	0.44	750.00	326.40	20,890							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 0.00 Total Land Value: 20,890 Market: 0 Agricultural: 0 Common: 20,890 PRINTED 06/16/2026 BY SYS