LOT 17 UNIT 3 THREE RIVERS ESTAT

WD 1132-2216,

SUN STATE ASSETS LLC
145 CUNNINGHAM AVE., C/O ANN KEPHART
ST AUGUSTINE, FL 32084

2026

00-00-00-00594-017

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.03 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	04/14/2026 MLU
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	0
TOTAL LAND VALUE - MARKET	9,600
TOTAL MARKET VALUE	9,600
SOH/AGL Deduction	5,350
ASSESSED VALUE	4,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,250
TOTAL JUST VALUE	9,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,200

LAND:1:1: LOT 17 UNIT 3 THREE RIVERS ESTATES.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1132/2216	9/26/2007	WD	Q	V	06	15,000

GRANTOR: THREE RIVERS ESTATES

GRANTEE: SUN STATE ASSETS LL

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	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.40	24,000.00	9,600.00	9,600							

REVIEW DATE 04/14/2026 BY MLU Total Acres: 1.24 Total Land Value: 9,600 Market: 0 Agricultural: 0 Common: 9,600 PRINTED 06/17/2026 BY SYS