**LOTS 49 & 52 UNIT 4 THREE RIVERS**
649-330, 676-167, WD 1417-1623

**CARRILLO CRAIG M**
11615 WELLMAN DR
RIVERVIEW, FL 33578

**2026**

**00-00-00-00617-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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| | | | |
|---|---|---|---|
| DOR CODE | 9901 | AC/XFOB | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 100000.04 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 20,800 |
| TOTAL LAND VALUE - MARKET | 48,000 |
| TOTAL MARKET VALUE | 68,800 |
| SOH/AGL Deduction | 9,524 |
| ASSESSED VALUE | 59,276 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 59,276 |
| TOTAL JUST VALUE | 68,800 |
| NCON VALUE | 7,300 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 49,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051695 | RV - Recreational | | 12/03/2024 |
| 000042846 | Storage Building | 14,911 | 09/28/2021 |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1417/1623 | 8/19/2020 | WD | Q | V | 01 | 36,000 |
| GRANTOR: EUGENE C & VIRGINA D | | | | | | |
| GRANTEE: CRAIG M CARRILLO | | | | | | |
| 0676/0167 | 2/13/1989 | WD | Q | V | | 9,500 |
| GRANTOR: BROWN CLYDE | | | | | | |
| GRANTEE: ZAWOY EUGENE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

347 SW BRIDGE LN, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| 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 | 0030 | BARN,MT | 0 | 0 | 30 | 30 | 900.00 | UT | 15.00 | 15.00 | 100 | 2022 | 2021 | | 100 | 13,500 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2026 | 2025 | | 100 | 300 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2026 | 2025 | | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 20,800

| 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 | 9901 | C | AC/XFOB | 0 | | A-1 | 215.00 | 0.00 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 24,000.00 | 24,000.00 | 48,000 | | | | | | | |

REVIEW DATE 02/14/2025 BY randall Total Acres: 2.12 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 06/17/2026 BY SYS