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

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

347 SW BRIDGE LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 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	20,800
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	56,800
SOH/AGL Deduction	0
ASSESSED VALUE	56,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,800
TOTAL JUST VALUE	56,800
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

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	18,000.00	18,000.00	36,000							

REVIEW DATE 02/14/2025 BY randall Total Acres: 2.12 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 04/09/2026 BY SYS