LOT 4 UNIT 5 THREE RIVERS ESTATE
971-948, WD 1208-1414, WD 1451-2

CALAS MARIA ISABEL/CALAS FRANCISCO JOSE
11753 TRUSTONE DR
WELLINGTON, FL 33414

2026

00-00-00-00621-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.05 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	05/13/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	20,700
TOTAL MARKET VALUE	20,700
SOH/AGL Deduction	4,002
ASSESSED VALUE	16,698
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,698
TOTAL JUST VALUE	20,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1458/1752	1/19/2022	LE	U	V	14	100
GRANTOR: CALAS FRANCISCO J						
GRANTEE: CALAS VANESSA MARIE						
1451/2438	11/01/2021	WD	U	V	11	100
GRANTOR: O'DONNELL CHARLES F						
GRANTEE: CALAS FRANCISCO J						

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		00	0.00	0.00	75.00	FF		1.00	1.00	0.37	750.00	276.00	20,700							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 0.00 Total Land Value: 20,700 Market: 0 Agricultural: 0 Common: 20,700 PRINTED 06/17/2026 BY SYS