LOT 15 UNIT 5 THREE RIVERS ESTAT
880-1223, QC 1058-1294, WD 1069-

PHILLEY JOHN
4471 CRIPPLE CREEK DR
TALLAHASSEE, FL 32309

2026

00-00-00-00622-015

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	
XF DATE		LAND DATE	05/13/2025 MLU
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	56,775
TOTAL MARKET VALUE	56,775
SOH/AGL Deduction	10,976
ASSESSED VALUE	45,799
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,799
TOTAL JUST VALUE	56,775
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,775

LAND:1:1: LOT 15 UNIT 5 THREE RIVERS ESTATES.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1570/1168	6/09/2026	WD	Q	V	01	95,000
GRANTOR: THOMPSON LARRY RAYMON						
GRANTEE: PHILLEY JOHN						
1502/471	11/02/2023	WD	Q	V	01	55,000
GRANTOR: SKIPPER LAWTON L JR						
GRANTEE: THOMPSON LARRY RAYM						

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	75.70	FF		1.00	1.00	1.00	750.00	750.00	56,775							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 0.00 Total Land Value: 56,775 Market: 0 Agricultural: 0 Common: 56,775 PRINTED 06/17/2026 BY SYS