LOT 17 UNIT 5 THREE RIVERS ESTAT
886-1348, WD 1347-330, WD 1461-8

LAND L B AND C L REVOCABLE LIVING TRUST DATED FEBR
705 SE PERSIAN RD
MAYO, FL 32066

2026

00-00-00-00624-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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	

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	4,000
TOTAL LAND VALUE - MARKET	73,808
TOTAL MARKET VALUE	77,808
SOH/AGL Deduction	12,331
ASSESSED VALUE	65,477
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,477
TOTAL JUST VALUE	77,808
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051842	Electrical Servic	0	12/16/2024
15810	PUMP/UTPOL	30	07/21/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/91	5/23/2022	WD	U	I	11	100
GRANTOR: LAND LORI						
GRANTEE: LAND L B AND C L RE						
1347/0330	10/30/2017	WD	U	I	11	100
GRANTOR: LARRY & LORI LAND						
GRANTEE: LORI LAND						

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	0166	CONC,PAVMT	0	0	30	20	600.00	UT	5.00	5.00	100	2015	2015	3	100	3,000	
2	0285	SALVAGE	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	0700	C	MISC RES	0			0.00	0.00	75.70	FF		1.00	1.00	1.30	750.00	975.00	73,808							

REVIEW DATE 03/19/2026 BY robin Total Acres: 1.02 Total Land Value: 73,808 Market: 0 Agricultural: 0 Common: 73,808 PRINTED 06/17/2026 BY SYS