LOT 33 UNIT 5 THREE RIVERS ESTAT
424-68, 697-368, 820-644, CD 823

THOMPSON LARRY RAYMOND
2503 W SR 235
BROOKER, FL 32622

2026

00-00-00-00630-000

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

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,650
TOTAL LAND VALUE - MARKET	36,562
TOTAL MARKET VALUE	41,212
SOH/AGL Deduction	6,092
ASSESSED VALUE	35,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,120
TOTAL JUST VALUE	41,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,212

LAND:1:1: LOT HAS WELL BUT NO SEPTIC, GIVEN ADJ 4

SALE:1:1: LOT 33 UNIT 5 THREE RIVERS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1210/1635	2/28/2011	WD	U	V	11	100
GRANTOR: ELLEN R ROBARDS						
GRANTEE: LARRY RAYMOND THOMP						
1071/1904	1/09/2006	AG	U	V		15,000
GRANTOR: ELLEN R ROBARDS (WILL						
GRANTEE: LARRY RAYMOND THOMP						

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	0296	SHED METAL	0	0	8	8	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0166	CONC,PAVMT	0	0	20	40	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 4,650

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		00	0.00	0.00	75.00	FF		1.00	1.00	0.65	750.00	487.50	36,562							

REVIEW DATE 02/23/2016 BY DF — Total Acres: 0.65 — Total Land Value: 36,562 — Market: 0 — Agricultural: 0 — Common: 36,562 — PRINTED 06/16/2026 BY SYS