LOTS 38 & 39 UNIT 5 THREE RIVERS
670-447, 769-1407, 826-837, WD 1

CAMERON BAY HOLDING COMPANY LLC
110 NW 3RD AVE
LAKE BUTLER, FL 32054

2026

00-00-00-00632-001

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	26,400
TOTAL LAND VALUE - MARKET	146,640
TOTAL MARKET VALUE	173,040
SOH/AGL Deduction	0
ASSESSED VALUE	173,040
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,040
TOTAL JUST VALUE	173,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,040

SALE:2:1: WD MUST BE REPLACING CONTRACT - DR219 UN

SALE:1:1: LOT 39 UNIT 5 THREE RIVERS ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046306	Electrical Servic	0	01/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/2166	5/15/2024	WD	Q	I	01	315,000
GRANTOR: WOOSTER MARY E						
GRANTEE: CAMERON BAY HOLDING						
1475/767	9/09/2022	WD	Q	I	01	325,000
GRANTOR: FORD ROCKY D						
GRANTEE: WOOSTER ROBERT E						

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	0085	COVERED DO	0	0	20	30	600.00	UT	25.00	25.00	100	2010	2010	3	40	6,000	
2	0070	CARPORT UF	0	0	20	40	800.00	UT	3.00	3.00	100	2015	2015	3	100	2,400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	14,000.00	14,000.00	100			3	100	14,000	
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 26,400

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	75.20	FF		1.00	1.00	1.30	750.00	975.00	73,320							
2	0000	C	VAC RES	0			0.00	0.00	75.20	FF		1.00	1.00	1.30	750.00	975.00	73,320							

REVIEW DATE 01/28/2025 BY ME — Total Acres: 0.00 — Total Land Value: 146,640 — Market: 0 — Agricultural: 0 — Common: 146,640 — PRINTED 06/12/2026 BY SYS