LOT 38 UNIT 7 THREE RIVERS ESTAT
QC 1435-1901, CMA 1445-291, ADC

EAVES LEN/EAVES DONNA
15345 NW 194TH ST
LAKE BUTLER, FL 32054

**2026**

**00-00-00-00649-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 100000.07 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

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|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/13/2025 MLU |
| 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 | 0 |
| TOTAL LAND VALUE - MARKET | 23,400 |
| TOTAL MARKET VALUE | 23,400 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 23,400 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 23,400 |
| TOTAL JUST VALUE | 23,400 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 23,400 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1536/2186 | 3/27/2025 | WD | U | V | 37 | 100,000 |
| GRANTOR: ITCHY RIVER LLC | | | | | | |
| GRANTEE: EAVES LEN | | | | | | |
| 1445/298 | 7/30/2021 | WD | Q | V | 01 | 85,000 |
| GRANTOR: SPARKS BONNIE MARIE T | | | | | | |
| GRANTEE: ITCHY RIVER LLC | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | | A-1 | 0.00 | 0.00 | 75.00 | FF | | 1.00 | 1.00 | 0.42 | 750.00 | 312.00 | 23,400 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 09/02/2025 BY TP Total Acres: 0.36 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 06/09/2026 BY SYS