LOTS 54,55 & 58 UNIT 7 THREE RIV ESTATES.

JOHNSON JAMES THOMAS & SUSAN BYNUM REVOCABLE TRUST
2411 BERKSHIRE DR
WINTER HAVEN, FL 33884

2027

00-00-00-00666-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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

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	4,315
TOTAL LAND VALUE - MARKET	168,750
TOTAL MARKET VALUE	173,065
SOH/AGL Deduction	118,729
ASSESSED VALUE	54,336
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,336
TOTAL JUST VALUE	173,065
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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	0084	DOCK-RIVER	0	100	3	248	744.00	UT	14.50	14.50	100	2006	2006	3	40	4,315	

LAND DESCRIPTION

TOTAL OB/XF 4,315

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	225.00	FF		1.00	1.00	1.00	750.00	750.00	168,750							

REVIEW DATE 01/13/2025 BY JS Total Acres: 0.00 Total Land Value: 168,750 Market: 0 Agricultural: 0 Common: 168,750 PRINTED 11/17/2026 BY SYS