LOT 71 UNIT 7 THREE RIVERS ESTAT
355-150, 850-816, WD 995-1658,

EMERSON DEREK/EMERSON SHANNON
1908 WILLOW GROUSE PL
SAINT JOHNS, FL 32259-2921

2026

00-00-00-00671-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,312
TOTAL MARKET VALUE	70,312
SOH/AGL Deduction	0
ASSESSED VALUE	70,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,312
TOTAL JUST VALUE	70,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0995/1658	8/28/2003	WD	Q	V	06	33,500
GRANTOR: STRICKLAND						
GRANTEE: EMERSON & HALL						
0850/0816	12/04/1997	WD	Q	V		17,000
GRANTOR: MCQUEEN						
GRANTEE: STRICKLAND						

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

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		00	0.00	0.00	75.00	FF		1.00	1.00	0.75	1,250.00	937.50	70,312							

REVIEW DATE 02/15/2007 BY DF Total Acres: 0.99 Total Land Value: 70,312 Market: 0 Agricultural: 0 Common: 70,312 PRINTED 05/08/2026 BY SYS