LOT 73 THREE RIVERS ESTATES S/D
786-918, WD 14478-17,

ACKERSON DANIEL JAMES
2052 CORNELL RD
MIDDLEBURG, FL 32068

2026

00-00-00-00672-073

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	04/14/2026 MLU
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	4,000
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	28,000
SOH/AGL Deduction	3,800
ASSESSED VALUE	24,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,200
TOTAL JUST VALUE	28,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1448/17	9/16/2021	WD	U	V	37	7,500
GRANTOR: ALFORD MICHAEL L						
GRANTEE: ACKERSON DANIEL JAM						
0786/0918	2/14/1994	WD	U	V	35	27,500
GRANTOR: THREE RIVERS						
GRANTEE: MICHAEL L ALFORD 2						

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 05/05/2021 BY MLU Total Acres: 0.41 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 05/08/2026 BY SYS