LOT 38 UNIT 8 THREE RIVERS ESTAT
415-603, 534-328, 797-1063, 804-

HERNANDEZ ALFREDO/PHIPPS MARILYN L
P O BOX 1819
TAVERNIER, FL 33070

2026

00-00-00-00714-038

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.08 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

690 SW BUMBLE ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	31,000
SOH/AGL Deduction	3,500
ASSESSED VALUE	27,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,500
TOTAL JUST VALUE	31,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047705	RV - Recreational		07/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1446/2663	9/03/2021	WD	Q	V	01	25,000

GRANTOR: MCCLELLAND-GRAY KARRI

GRANTEE: HERNANDEZ ALFREDO

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0700	C	MISC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 12/14/2023 BY JB Total Acres: 4.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 05/13/2026 BY SYS