LOT 72 UNIT 8 THREE RIVERS ESTAT
TD 1261-493, QC 1276-2577, DC 14

CAMERON BAY HOLDINGS COMPANY LLC
110 NW 3RD AVE
LAKE BUTLER, FL 32054

2027

00-00-00-00721-000

BUILDING CHARACTERISTICS

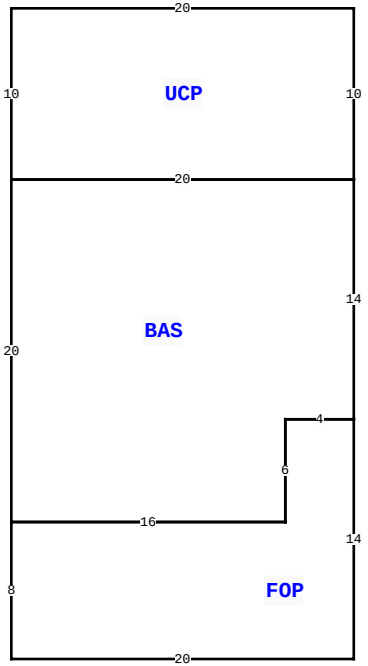
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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
BAS	376	100		376	22,503
FOP	184	30		55	3,292
UCP	200	20		40	2,394
TOTALS	760			471	28,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	471	114.0000	68.40	32,216	2015	2015	0	0	0	12.50	87.50

1 STRG/CONV 0% - 2024 Heated Area: 376 HX Base Yr



765 SW SANTA FE DR, FORT WHITE

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

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,500	
2	0060	CARPORT F	0	0	20	28	560.00	UT	3.50	3.50	100	2016	2016	3	100	1,960	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	6	20	120.00	UT	2.00	2.00	100	2016	2016	3	100	240	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
6	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
7	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	28,189
TOTAL MARKET OB/XF VALUE	14,400
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	66,589
SOH/AGL Deduction	0
ASSESSED VALUE	66,589
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,589
TOTAL JUST VALUE	66,589
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32126	TR/TRAILER	238	07/15/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/1584	1/27/2023	WD	U	I	35	165,000
GRANTOR: HOWELL WANDA R						
GRANTEE: CAMERON BAY HOLDING						
1276/2577	6/30/2014	QC	U	V	11	100
GRANTOR: JOHNNY M & ELAINE R D						
GRANTEE: JOHN N & WANDA R HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N14 UCP= N10 W20 S10 E20$ W20 S20 FOP= S8 E20 N14 W4 S6 W16$ E16 N6 E4$.

LAND DESCRIPTION

TOTAL OB/XF 14,400

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	0102	C	SFR/MH	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 02/28/2023 BY ME Total Acres: 0.83 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS