LOT 76 UNIT 8 THREE RIVERS ESTAT
716-712, 852-122, TD 1504-1339

DUBOSE ALAN
22224 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

00-00-00-00724-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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					

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

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	04/14/2026 MLU
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	0
TOTAL LAND VALUE - MARKET	10,800
TOTAL MARKET VALUE	10,800
SOH/AGL Deduction	999
ASSESSED VALUE	9,801
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,801
TOTAL JUST VALUE	10,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,800

LAND:1:1: LOT NOT BUILDABLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/1339	12/11/2023	TD	U	V	18	31,000
GRANTOR: CLERK OF COURT						
GRANTEE: DUBOSE ALAN						
0852/0122	12/31/1997	PR	Q	V	01	0
GRANTOR: WILLIAM B SHIRLEY AS						
GRANTEE: RALPH W SHIRLEY & T						

BUILDING NOTES

BUILDING DIMENSIONS

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.45	24,000.00	10,800.00	10,800							

REVIEW DATE 04/14/2026 BY MLU Total Acres: 0.83 Total Land Value: 10,800 Market: 0 Agricultural: 0 Common: 10,800 PRINTED 11/17/2026 BY SYS