LOT 15 THREE RIVERS ESTATES UNIT
739-933, 771-1254, 780-817, DC 1

DIAZ LUZ C
9299 MALLARD ST
SPRING HILL, FL 34606

2026

00-00-00-00761-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.10 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	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	25,200
TOTAL MARKET VALUE	25,200
SOH/AGL Deduction	14,041
ASSESSED VALUE	11,159
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,159
TOTAL JUST VALUE	25,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,900

SALE:3:1: LOT 15, UNIT 10. THREE RIVERS

SALE:2:1: LOT 15 THREE RIVERS UNIT 10 UNUSUAL SALE

LAND:1:1: LG RD FRONTAGE ON MONTANA RD DOR 1994

SALE:1:1: LOT 15 UNIT 10 THREE RIVERS UNUSUAL SAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0780/0817	8/30/1993	WD	U	V	12	6,995
GRANTOR: THREE RIVERS						
GRANTEE: ARIEL DIAZ						
0771/1254	2/12/1993	WD	U	V	12	5,600
GRANTOR: HAYWALD						
GRANTEE: THREE RIVERS						

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	0000	C	VAC RES	0		A-1	300.00	0.00	1.00	LT		1.00	1.00	1.05	24,000.00	25,200.00	25,200							

REVIEW DATE 04/14/2026 BY MLU Total Acres: 1.05 Total Land Value: 25,200 Market: 0 Agricultural: 0 Common: 25,200 PRINTED 06/12/2026 BY SYS