LOT 27 THREE RIVERS ESTATES UNIT
739-935, QC 1455-1163, WD 1466-2

EDLUND-HERRES SHERYL J
9472 MCINTOSH RD
DOVER, FL 33527

2026

00-00-00-00770-001

COLUMBIA COUNTY PROPERTY

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

244 SW DELWARE WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 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	34,200
TOTAL MARKET VALUE	41,200
SOH/AGL Deduction	0
ASSESSED VALUE	41,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,200
TOTAL JUST VALUE	41,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,200

SALE:1:1: LOT 27, THREE RIVERS UNIT 10

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1466/2325	5/13/2022	WD	Q	V	01	50,000
GRANTOR: GLEATON EVAN CHANNING						
GRANTEE: EDLUND-HERRES SHERY						
1455/1163	12/22/2021	QC	U	V	11	100
GRANTOR: DOULK DANIEL						
GRANTEE: GLEATON EVAN CHANNI						

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	2023	2022		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	0000	C	VAC RES	0		A-1	400.00	0.00	1.00	LT		1.00	1.00	1.90	18,000.00	34,200.00	34,200							

REVIEW DATE 02/24/2022 BY MLU Total Acres: 1.75 Total Land Value: 34,200 Market: 0 Agricultural: 0 Common: 34,200 PRINTED 03/27/2026 BY SYS