

LOT 38 UNIT 10 THREE RIVERS ESTA
490-546, WD 1507-2317

MELNICK PETER AND DONNA ROBERTS FAMILY TRUST DATED
P O BOX 1445
HIGH SPRINGS, FL 32655-1445

2026

00-00-00-00779-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
																						VALUATION BY	STANDARD																
																						Tax Group: 3	Tax Dist:																
																						BUILDING MARKET VALUE	0																
																						TOTAL MARKET OB/XF VALUE	0																
																						TOTAL LAND VALUE - MARKET	24,000																
																						TOTAL MARKET VALUE	24,000																
																						SOH/AGL Deduction	4,200																
																						ASSESSED VALUE	19,800																
																						TOTAL EXEMPTION VALUE	0																
																						BASE TAXABLE VALUE	19,800																
																						TOTAL JUST VALUE	24,000																
																						NCON VALUE	0																
																						INCOME VALUE																	
																						PREVIOUS YEAR MKT VALUE	18,000																
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																																							
EXTRA FEATURES																																							
										BLD DATE					LGL DATE					04/14/2026					MLU														
										XF DATE					LAND DATE																								
										INC DATE					AG DATE																								
L N	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																							
										TOTAL OB/XF										0																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000																						
REVIEW DATE 04/14/2026 BY MLU Total Acres: 0.93 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/15/2026 BY SYS																																							

SALES DATA										
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1507/2317	2/05/2024	WD	U	V	11	100				
GRANTOR: MELNICK PETER M										
GRANTEE: MELNICK PETER AND D										
BUILDING NOTES										
BUILDING DIMENSIONS										