LOT 7AA UNIT 11 THREE RIVERS EST
779-112, 784-2257,

TURNER LINDA C
1021 PARAKEET TRAIL
LAKELAND, FL 33809

**2026**

**00-00-00-00842-998**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 0700 | MISC IMPROVED | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 100000.11 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

331 SW RIVERSIDE AVE, FORT WHITE

| | | | |
|---|---|---|---|
| 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 | 19,872 |
| TOTAL LAND VALUE - MARKET | 24,000 |
| TOTAL MARKET VALUE | 43,872 |
| SOH/AGL Deduction | 6,754 |
| ASSESSED VALUE | 37,118 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 37,118 |
| TOTAL JUST VALUE | 43,872 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 37,872 |

SALE:2:1: LOT 7AA THREE RIVERS ESTATES S/D UNIT 11

LAND:1:1: LOT 7AA, UNIT 11, THREE RIVERS ESTATES

SALE:1:1: LOT 7AA UNIT II THREE RIVERS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 38361 | M H | 479 | 07/15/2019 |
| 16142 | M H | 75 | 10/13/1999 |
| | | | |
| | | | |
| | | | |
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0784/2257 | 10/26/1993 | WD | Q | V | | 8,000 |
| GRANTOR: THREE RIVERS | | | | | | |
| GRANTEE: LINDA C TURNER | | | | | | |
| 0779/0112 | 8/23/1993 | CT | U | V | | 6,650 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: THREE RIVERS EST IN | | | | | | |

### 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 | 0294 | SHED WOOD/ | 0 | 0 | 20 | 24 | 480.00 | UT | 12.00 | 12.00 | 100 | 2021 | 2020 | | 100 | 5,760 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 24 | 24 | 576.00 | UT | 12.00 | 12.00 | 100 | 2021 | 2020 | | 100 | 6,912 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 200.00 | 200.00 | 100 | 2021 | 2020 | | 100 | 200 | |
| | | | | | | | | | | | | | | | | | |
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## LAND DESCRIPTION

TOTAL OB/XF 19,872

| 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 | 0700 | C | MISC RES | 0 | | A-1 | 86.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 24,000.00 | 24,000.00 | 24,000 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 12/18/2020 BY JB Total Acres: 0.95 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/19/2026 BY SYS