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

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	

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	

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

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							

REVIEW DATE 12/18/2020 BY JB Total Acres: 0.95 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 04/17/2026 BY SYS