

LOT 42 UNIT 11 THREE RIVERS ESTA
518-270, 886-2331,

CRENSHAW THOMAS WOODROW
398 EVANS RD
NICEVILLE, FL 32578-4534

2026

00-00-00-00856-005
00-00-00-00856-005

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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 26,000 TOTAL MARKET VALUE 26,000 SOH/AGL Deduction 6,513 ASSESSED VALUE 19,487 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 19,487 TOTAL JUST VALUE 26,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 20,000																			
DOR CODE 0000 VACANT															PERMIT NUM				DESCRIPTION				AMT		ISSUED									
MAP NUM			MKT AREA		02																													
NEIGHBORHOOD/LOC			100000.11		1.00/														SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 0518/0270 8/01/1983 WD Q V 01 6,800 GRANTOR: GRANTEE: 0499/0612 11/01/1982 WD Q V 3,100 GRANTOR: GRANTEE:															
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE														BUILDING NOTES BUILDING DIMENSIONS									
TOTALS															BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026		MLU					
EXTRA FEATURES																																		
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																	
LAND DESCRIPTION																	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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000																	
REVIEW DATE 04/14/2026 BY MLU Total Acres: 0.93 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 06/19/2026 BY SYS																																		