LOTS 4 & 5 UNIT 12 THREE RIVERS
472-237, 841-961, WD 1222-835, L

MCFADDEN MONA G
1750 BAYOU GRANDE BOULEVARD NO
ST. PETERSBURG, FL 33703

2027

00-00-00-00865-000

BUILDING CHARACTERISTICS

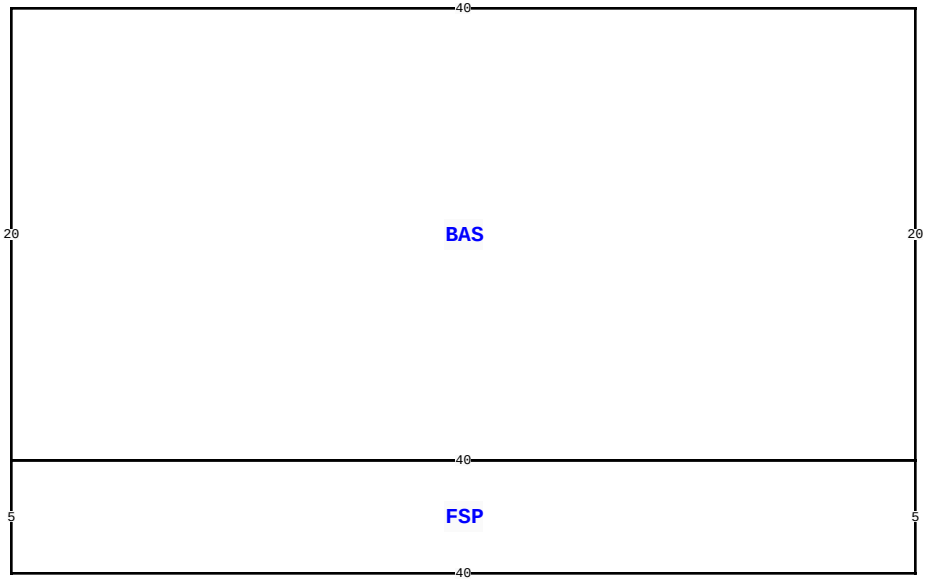
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.12	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100		800	80,977
FSP	200	40		80	8,097
TOTALS	1,000			880	89,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	880	113.2560	124.58	109,630	1991	2010	0	0	0	18.75	81.25

1 SINGLE FAM 0% - 2024 Heated Area: 800 HX Base Yr



464 SW CALIFORNIA TER, 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	0296	SHED METAL	0	0	12	14	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0296	SHED METAL	0	0	8	10	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	89,074
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	139,174
SOH/AGL Deduction	0
ASSESSED VALUE	139,174
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,174
TOTAL JUST VALUE	139,174
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/2786	5/22/2023	WD	Q	I	01	185,900
GRANTOR: CRAWFORD NANCY						
GRANTEE: MCFADDEN MONA G						
1438/512	5/20/2021	WD	U	I	12	91,000
GRANTOR: VYSTAR CREDIT UNION						
GRANTEE: CRAWFORD NANCY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S20 E40 N20 $
FSP=[ORIG=-40,20] S5 E40 N5 W40 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	0100	C	SFR	0		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	48,000							

REVIEW DATE 09/29/2023 BY TP Total Acres: 2.21 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/20/2026 BY SYS