LOT 76 UNIT 12 THREE RIVERS ESTA
750-2090, 793-956, WD 1562-2280,

MARTINEZ GUSTAVO/FERNANDEZ DAYANA
17011 NORTH BAY RD, APT 119
SUNNY ISLES BEACH, FL 33160

2026

00-00-00-00865-076

BUILDING CHARACTERISTICS

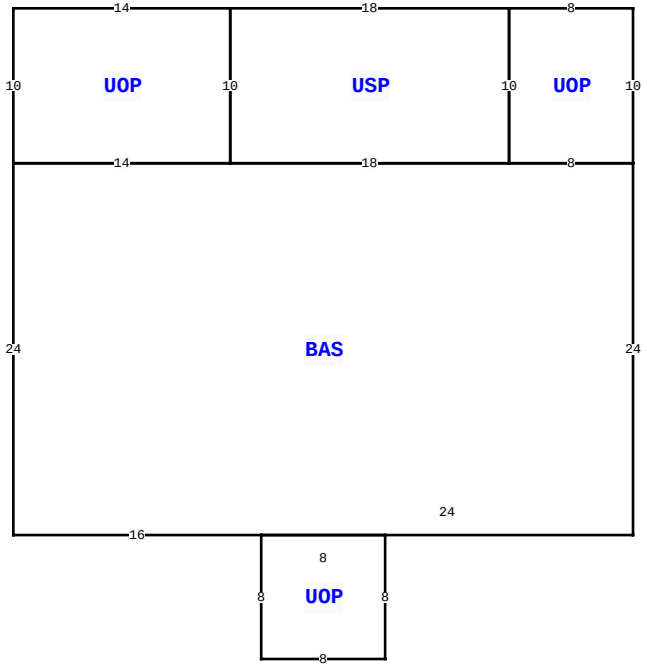
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	960	100		960	25,862
UOP	64	25		16	431
UOP	80	25		20	539
UOP	140	25		35	943
USP	180	35		63	1,697
TOTALS	1,424			1,094	29,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,094	106.9000	67.35	73,681	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 960 HX Base Yr



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	29,472
TOTAL MARKET OB/XF VALUE	7,450
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	60,922
SOH/AGL Deduction	39,244
ASSESSED VALUE	21,678
TOTAL EXEMPTION VALUE	HX HB 21,678
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	60,922
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,518

LAND:1:1: LOT 76 UNIT 12 THREE RIVERS ESTATES.

XFOB:1:1: SKYLINE M H

BLDG:1:1: SKYLINE MH

SALE:1:1: WD REPLACING AGREEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048058	Electrical Servic	0	09/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/2280	3/09/2026	WD	Q	I	01	76,000
GRANTOR: GENDREAU JOAN M						
GRANTEE: MARTINEZ GUSTAVO						
0793/0956	7/13/1994	WD	U	V	12	5,500
GRANTOR: THREE RIVERS ESTATES						
GRANTEE: ARTHUR & JOAN GENDR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N10 W8 S10 E8$ BAS= W8 USP= N10 W18 S10 E18$ W18 UOP= N10 W14 S10 E14$ W14 S24 E16 UOP= S8 E8 N8 W8$ E24 N24$.

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	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,450

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	0102	C	SFR/MH	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 04/30/2026 BY SYS