

LOT 54 UNIT 14 THREE RIVERS ESTA
 OF LOT 54, S 7 DEG W 80.75 FT, E
 DEG E 80.75 FT, W 471.19 FT TO P

TISON DANA EDWIN
 271 SW CALIFORNIA TER
 FORT WHITE, FL 32038

2026

00-00-00-00920-000



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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 18,000 TOTAL MARKET VALUE 18,000 SOH/AGL Deduction 7,371 ASSESSED VALUE 10,629 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 10,629 TOTAL JUST VALUE 18,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 18,000 SALE:1:1: SESSIONS OWNS TWIN HILLS ESTATES															
DOR CODE		0000 VACANT																		PERMIT NUM				DESCRIPTION				AMT		ISSUED							
MAP NUM																																					
NEIGHBORHOOD/LOC		100000.14 1.00/																		SALES DATA																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE											
																				1374/2597	12/20/2018	WD Q	Q	V	01	7,500											
																						GRANTOR: ROBERT MONTENIERI															
																						GRANTEE: DANA EDWIN TISON															
																				1327/0241	11/21/2016	QC U	U	V	11	1,500											
																						GRANTOR: CAPE DISAPPOINTMENT L															
																						GRANTEE: ROBERT MONTENIERI															
TOTALS																						BLD DATE				LGL DATE				04/30/2024				MLU			
EXTRA FEATURES																						XF DATE															
INC DATE																																					
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																					
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	81.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000																				
REVIEW DATE 04/30/2024 BY MLU Total Acres: 0.88 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 04/10/2026 BY SYS																																					