

LOT 79 UNIT 17 THREE RIVERS ESTA
480-167, DC 1167-2006, WD 1167-2

KEMP DEREK SHANE
2611 S FLETCHER AVE UNIT B
FERNANDINA BEACH, FL 32034

2026

00-00-00-00978-000
00-00-00-00978-000

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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 18,000 TOTAL MARKET VALUE 25,000 SOH/AGL Deduction 8,613 ASSESSED VALUE 16,387 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 16,387 TOTAL JUST VALUE 25,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 25,000											
DOR CODE		0000 VACANT																													
MAP NUM		MKT AREA 02																													
NEIGHBORHOOD/LOC		100000.17 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS EXTRA FEATURES 958 SW BOSTON TER, FORT WHITE BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/30/2024 MLU																															
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																
1	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																	
LAND DESCRIPTION										TOTAL OB/XF 7,000																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000														
REVIEW DATE 05/05/2021 BY MLU Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 04/09/2026 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35827	TR/TRAILER	238	09/29/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1398/2337	10/28/2019	QC	U	V	11	10,000
GRANTOR: AMBER L MARVIN						
GRANTEE: DEREK SHANE KEMP						
1341/2726	7/25/2017	WD	Q	V	01	10,000
GRANTOR: LAURIE COSTELLO						
GRANTEE: SHANE KEMP & AMBER						

BUILDING NOTES

BUILDING DIMENSIONS