

LOTS 82 & 83 UNIT 17 THREE RIVER  
305-167, 628-303, 628-304, WD 15

ADAMS ROBERT J/ADAMS KEITHA I  
1318 MOSS ST  
HAINES CITY, FL 33844

**2026**

00-00-00-00981-000  
00-00-00-00981-000

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											
															<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 43,200 TOTAL MARKET VALUE 43,200 SOH/AGL Deduction 0 ASSESSED VALUE 43,200 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 43,200 TOTAL JUST VALUE 43,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 32,400											
DOR CODE 0000 VACANT															PERMIT NUM				DESCRIPTION				AMT		ISSUED	
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											<b>SALES DATA</b>										
						BLD DATE		LGL DATE		LAND DATE		04/14/2026		MLU		OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE										
						XF DATE		LAND DATE						1545/1304 7/28/2025 WD U I 11 100												
						INC DATE		AG DATE						GRANTOR: ADAMS ROBERT J												
														GRANTEE: ADAMS ROBERT J												
														0628/0304 7/15/1987 WD U V 10,400												
														GRANTOR: POLLOCK E W												
														GRANTEE: ADAMS ROBERT J &												
TOTALS															<b>BUILDING NOTES</b>											
<b>EXTRA FEATURES</b>															<b>BUILDING DIMENSIONS</b>											
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										
																	<b>LAND DESCRIPTION</b>									
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	200.00	400.00	2.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	43,200									
															<b>TOTAL OB/XF</b> 0											
REVIEW DATE 04/14/2026 BY MLU Total Acres: 1.84 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 06/12/2026 BY SYS																										