

LOTS 84 & 85 UNIT 17 THREE RIVER
309-526, 628-303,304, WD 1545-13

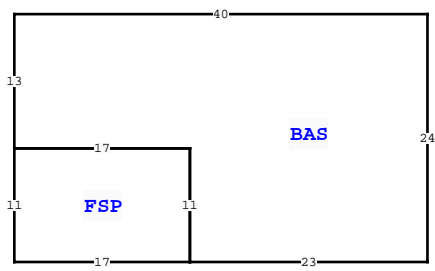
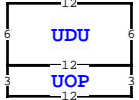
ADAMS ROBERT J/ADAMS KEITHA I
1318 MOSS ST
HAINES CITY, FL 33844

2026

00-00-00-00982-000
00-00-00-00982-000

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
08	WD OR PLY 100		
03	GABLE/HIP 100		
01	MINIMUM 100		
05	DRYWALL 100		
14	CARPET 90		
08	SHT VINYL 10		
02	WINDOW 100		
03	FORCED AIR 100		
	Bedrooms	2	100
	Bathrooms	1	100
	Frame	NONE	100
	Stories	1.	1. 100
	Architectural Units	05	CONV 100 0 100
	Condition Adj	03	03 100
	Kitchen Adjus	01	01 100
	Quality	05	05
	DOR CODE	0100	SINGLE FAMILY
	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
	BAS	773	100
	FSP	187	40
	UDU	72	55
	UOP	36	20
	TOTALS	1,068	895
			64,917

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	895	99.6320	111.59	99,873	1997	1997	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2026 Heated Area: 773 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				64,917		
TOTAL MARKET OB/XF VALUE				1,168		
TOTAL LAND VALUE - MARKET				43,200		
TOTAL MARKET VALUE				109,285		
SOH/AGL Deduction				0		
ASSESSED VALUE				109,285		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				109,285		
TOTAL JUST VALUE				109,285		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				99,734		
SALE:1:1: 2 PARCELS SOLD ON 1 DEED						
PERMIT NUM						
DESCRIPTION		AMT		ISSUED		
12739	SFR	125	07/07/1997			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/1304	7/28/2025	WD U	I	11		100
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 &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W40 S13 FSP= S11 E17 N11 W17\$ E17 S11 E23 N24\$ PTR= N30						
UOP= N3 UDU= N6 W12 S6 E12\$ W12 S3 E12\$ S30\$.						

EXTRA FEATURES														1046 SW BOSTON TER, FORT WHITE	
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	0040	BARN, POLE	0	0 16 24	384.00	UT	2.00	2.00	100	1997	1997	3	100	768	
2	0261	PRCH, UOP	0	0 0 0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

LAND DESCRIPTION														TOTAL OB/XF 1,168										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	200.00	400.00	2.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	43,200							