LOT 95 UNIT 18 THREE RIVERS ESTA
WD 1494-599, WD 1496-690, WD 157

3 RIVERS LAST SUPER LLC
12 PONTE VEDRA CIR
PONTE VEDRA BEACH, FL 32082

2026

00-00-00-01092-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.18	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

450 SW BOSTON TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	20,300
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	44,300
SOH/AGL Deduction	2,170
ASSESSED VALUE	42,130
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,130
TOTAL JUST VALUE	44,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049450	Storage Building	47,600	02/24/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/795	6/10/2026	WD	U	I	11	100
GRANTOR: RICE LARRY						
GRANTEE: 3 RIVERS LAST SUPER						
1496/690	7/31/2023	WD	Q	V	01	30,000
GRANTOR: THE LOT SCOUTS LLC						
GRANTEE: RICE LARRY						

BUILDING NOTES

BUILDING DIMENSIONS

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	0251	LEAN TO W/	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	
2	0030	BARN,MT	0	0	0	0	1.00	UT	10,800.00	10,800.00	100	2025	2024		100	10,800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 20,300

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	0700	C	MISC RES	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 03/20/2025 BY JB Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/19/2026 BY SYS