LOT 96 UNIT 18 THREE RIVERS ESTA
654-137-38, 807-1975, CD 808-197

BRINSON FAMILY TRUST U/A/D MAY 23, 2022
27245 GREEN WILLOW RUN
WESLEY CHAPEL, FL 33544

2027

00-00-00-01093-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

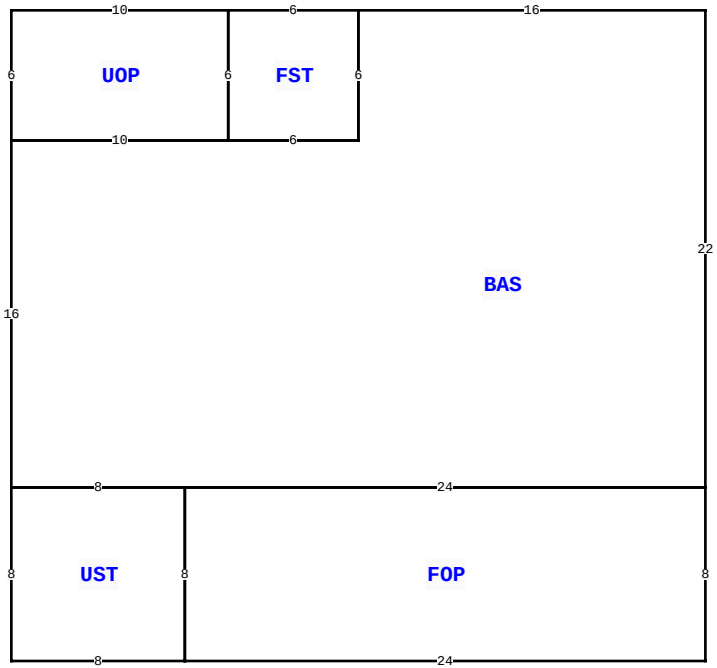
NEIGHBORHOOD/LOC 100000.18 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	608	100		608	18,036
FOP	192	30		58	1,720
FST	36	55		20	593
UOP	60	20		12	356
UST	64	45		29	860
TOTALS	960			727	21,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	727	67.4160	74.16	53,914	1993	1993	0	0	25	35.00	40.00

1 SINGLE FAM 0% - 2023 Heated Area: 608 HX Base Yr



466 SW BOSTON TER, FORT WHITE

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

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	0294	SHED WOOD/	0	0	9	9	81.00	UT	2.00	2.00	100	2002	2002	3	100	162	
2	0040	BARN,POLE	0	0	32	32	1,024.00	UT	3.00	3.00	100	2006	2006	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	21,566
TOTAL MARKET OB/XF VALUE	1,662
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	47,228
SOH/AGL Deduction	0
ASSESSED VALUE	47,228
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,228
TOTAL JUST VALUE	47,228
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10477	PUMP/UTPOL	75	11/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1857	1/15/2026	WD	Q	I	01	56,000
GRANTOR: HAZATONE BROOKE A						
GRANTEE: BRINSON FAMILY TRUS						
1476/2058	9/22/2022	WD	U	I	11	100
GRANTOR: HAZATONE CLAUDIA A						
GRANTEE: HAZATONE BROOKE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 S6 W6 W10 S16 E8 E24 N22 $
FOP=[ORIG=-24,22] S8 E24 N8 W24 $
UST=[ORIG=-32,22] S8 E8 N8 W8 $
UOP=[ORIG=-22,6] N6 W10 S6 E10 $
FST=[ORIG=-16,0] W6 S6 E6 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,662

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	0100	C	SFR	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 05/27/2026 BY TP Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/18/2026 BY SYS