LOT 172 UNIT 18 THREE RIVERS EST
845-1165,1167, WD 1052-781, 1417

EFG LAWNS LLC
7019 TYNAN AVE
JACKSONVILLE, FL 32211

2026

00-00-00-01146-000

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

455 SW DELAWARE WAY, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	22,700
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	46,700
SOH/AGL Deduction	4,726
ASSESSED VALUE	41,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,974
TOTAL JUST VALUE	46,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042870	Storage Building	8,500	10/01/2021
000041851	Electrical Servic	0	05/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/1917	8/03/2020	WD	Q	V	01	18,500
GRANTOR: JEROME CURRAN						
GRANTEE: EFG LAWNS LLC						
1052/0781	7/08/2005	WD	Q	V		18,500
GRANTOR: BRANYON						
GRANTEE: CURRAN						

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	0296	SHED METAL	0	0	0	0	1.00	UT	1,600.00	1,600.00	100	2021	2021		100	1,600	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	
4	0296	SHED METAL	0	0	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	
5	0296	SHED METAL	0	0	0	0	1.00	UT	2,400.00	2,400.00	100	2023	2022		100	2,400	
6	0060	CARPORT F	0	0	30	30	900.00	UT	9.00	9.00	100	2023	2022		100	8,100	
7	0166	CONC,PAVMT	0	0	30	20	600.00	UT	4.00	4.00	100	2023	2022		100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 22,700

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 08/16/2022 BY JB Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 04/17/2026 BY SYS