

LOT 30 UNIT 19 THREE RIVERS ESTA  
QC 1333-2133, WD 1382-2249, WD 1

GUINN KIMBERLY KAYE/GUINN MAKAYLA NICOLE  
11253 RENNE DR  
JACKSONVILLE, FL 32218

**2026**

00-00-00-01174-000



**BUILDING CHARACTERISTICS**

**MARKET ADJUSTMENTS**

**COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3**

| ELEMENT | CD | CONSTRUCTION |
|---------|----|--------------|
|         |    |              |
|         |    |              |
|         |    |              |
|         |    |              |
|         |    |              |
|         |    |              |
|         |    |              |

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

**VALUATION BY**

|                                  |           |          |
|----------------------------------|-----------|----------|
| Tax Group: 3                     | Tax Dist: | STANDARD |
| <b>BUILDING MARKET VALUE</b>     |           | 0        |
| <b>TOTAL MARKET OB/XF VALUE</b>  |           | 34,200   |
| <b>TOTAL LAND VALUE - MARKET</b> |           | 24,000   |
| <b>TOTAL MARKET VALUE</b>        |           | 58,200   |
| SOH/AGL Deduction                |           | 780      |
| <b>ASSESSED VALUE</b>            |           | 57,420   |
| <b>TOTAL EXEMPTION VALUE</b>     |           | 0        |
| <b>BASE TAXABLE VALUE</b>        |           | 57,420   |
| <b>TOTAL JUST VALUE</b>          |           | 58,200   |
| NCON VALUE                       |           | 0        |
| <b>INCOME VALUE</b>              |           |          |
| <b>PREVIOUS YEAR MKT VALUE</b>   |           | 52,200   |

DOR CODE: 0700 MISC IMPROVED  
MAP NUM: MKT AREA: 02  
NEIGHBORHOOD/LOC: 100000.19 1.00/

743 SW CENTRAL TER, FORT WHITE

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| 000044772  | New Residential C | 35,000 | 09/09/2022 |
| 000041905  | Electrical Servic | 0      | 05/13/2021 |

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

**SALES DATA**

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 1415/0163         | 7/08/2020 | WD        | Q   | V   | 01     | 15,000     |

GRANTOR: T FLANDERS, M FLANDER  
GRANTEE: KIMBERLYN K GUINN &  
1382/2250 4/16/2019 WD Q V 01 7,500  
GRANTOR: JEFFERY C & ANITA H C  
GRANTEE: T FLANDERS, M FLAND

**EXTRA FEATURES**

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

**BUILDING NOTES**

| 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   | 0030       | BARN,MT     | 0       | 0   | 60    | 38 | 2,280.00 | UT 15.00       | 100       | 2024    | 2023        |   | 100    | 34,200          |       |

**BUILDING DIMENSIONS**

**LAND DESCRIPTION**

TOTAL OB/XF 34,200

| 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 | CONSVR |
|-----|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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     |                             |      |         |      |     |    |        |