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

ELEMENT	CD	CONSTRUCTION

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

743 SW CENTRAL TER, 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	34,200
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	58,200
SOH/AGL Deduction	780
ASSESSED VALUE	57,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,420
TOTAL JUST VALUE	58,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,200

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

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						

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

LAND DESCRIPTION

TOTAL OB/XF 34,200

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 08/28/2024 BY CM Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 04/17/2026 BY SYS