LOT 38 UNIT 19 THREE RIVERS ESTA
456-202, 845-1232, 845-1233, WD

3 RIVERS BARNDO, LLC
1000 19TH AVE NORTH
ST. PETERSBURG, FL 33704

2026

00-00-00-01177-001

BUILDING CHARACTERISTICS

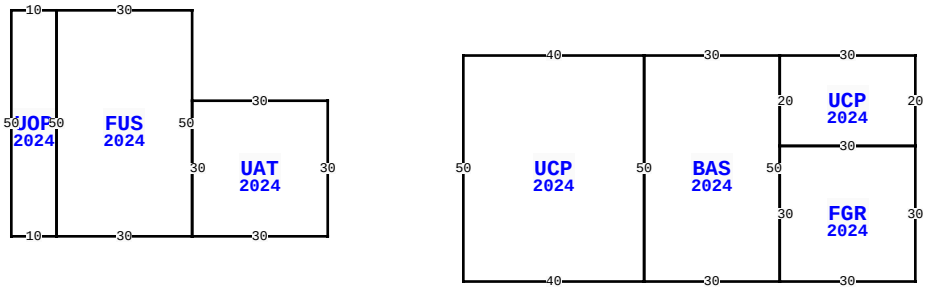
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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
BAS	1,500	100	2024	1,500	125,000
FGR	900	55	2024	495	41,250
FUS	1,500	100	2024	1,500	125,000
UAT	900	10	2024	90	7,500
UCP	600	20	2024	120	10,000
UCP	2,000	20	2024	400	33,333
UOP	500	20	2024	100	8,333
TOTALS	7,900			4,205	350,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	4,205	106.8322	85.47	359,401	2023	2023	0	0	0	2.50	97.50

1 SFR/PREMTL 0% - 2024 Heated Area: 3000 HX Base Yr



712 SW NEWARK DR, 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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	350,416
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	376,416
SOH/AGL Deduction	0
ASSESSED VALUE	376,416
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	376,416
TOTAL JUST VALUE	376,416
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	374,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044286	New Residential C	300,000	04/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/1368	2/06/2026	WD	U	I	11	100
GRANTOR: SWINK CHRISTOPHER						
GRANTEE: 3 RIVERS BARNDO, LL						
1447/337	8/27/2021	WD	Q	V	01	22,000
GRANTOR: CREWS TIMOTHY W						
GRANTEE: SWINK CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2024;ORIG=10,9] E40 S50 W40 N50 $
BAS=[YR=2024;ORIG=80,9] W30 S50 E30 N50 $
FUS=[YR=2024;ORIG=-80,-1] E30 S50 W30 N50 $
FGR=[YR=2024;ORIG=80,29] E30 S30 W30 N30 $
UAT=[YR=2024;ORIG=-50,19] E30 S30 W30 N30 $
UCP=[YR=2024;ORIG=80,9] E30 S20 W30 N20 $
UOP=[YR=2024;ORIG=-90,-1] E10 S50 W10 N50 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 12/28/2023 BY HC Total Acres: 0.91 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 06/23/2026 BY SYS