LOT 86 UNIT 19 THREE RIVERS ESTA
PB 1134-1798, PB 1411-2131, WD 1

MURRAY CYPRESS LLC
4605 PALMETTO DR
FORT PIERCE, FL 34982

2027

00-00-00-01212-000

BUILDING CHARACTERISTICS

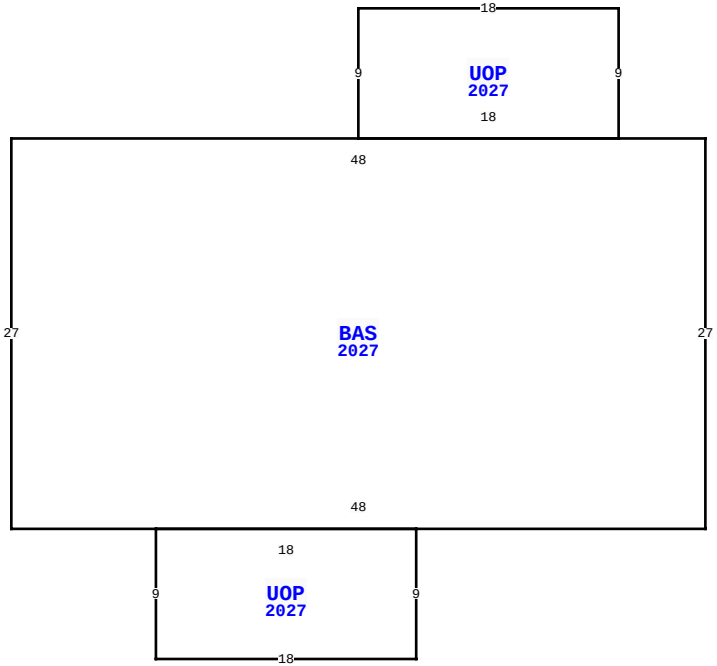
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
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	1,296	100	2027	1,296	140,216
UOP	162	25	2027	40	4,328
UOP	162	25	2027	40	4,328
TOTALS	1,620			1,376	148,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,376	115.0000	110.40	151,910	2026	2026	0	0	0	2.00	98.00

1 MANUF 2 0% - 2027 Heated Area: 1296 HX Base Yr



1339 SW CENTRAL 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	148,872
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	179,872
SOH/AGL Deduction	0
ASSESSED VALUE	179,872
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,872
TOTAL JUST VALUE	179,872
NCON VALUE	155,872
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055067	Mobile Home		06/16/2026
000054702	Right-of-Way Acce		12/18/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/2649	1/06/2026	QC	U	V	11	100
GRANTOR: MURRAY JANET D						
GRANTEE: MURRAY CYPRESS LLC						
1553/2681	11/07/2025	WD	Q	V	01	40,000
GRANTOR: DUKES DANIEL A						
GRANTEE: MURRAY JANET D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=16,7] E48 S27 W48 N27 $
UOP=[YR=2027;ORIG=40,-2] E18 S9 W18 N9 $
UOP=[YR=2027;ORIG=26,34] E18 S9 W18 N9 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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 04/14/2026 BY MLU Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/18/2026 BY SYS