

LOT 1A UNIT 20 THREE RIVERS ESTA
741-1255,

PATTEE ALAN S/PATTEE IRELYS RIVAS
4275 HUNTING TRAIL
LAKE WORTH, FL 33467

2026

00-00-00-01235-101


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
																		VALUATION BY: STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE: 0 TOTAL MARKET OB/XF VALUE: 0 TOTAL LAND VALUE - MARKET: 12,600 TOTAL MARKET VALUE: 12,600 SOH/AGL Deduction: 5,160 ASSESSED VALUE: 7,440 TOTAL EXEMPTION VALUE: 0 BASE TAXABLE VALUE: 7,440 TOTAL JUST VALUE: 12,600 NCON VALUE: 0 INCOME VALUE: PREVIOUS YEAR MKT VALUE: 12,600														
DOR CODE: 0000 VACANT						MAP NUM: MKT AREA: 02										NEIGHBORHOOD/LOC: 100000.20 1.00/																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											PERMIT NUM: DESCRIPTION: AMT: ISSUED: SALES DATA: OFF RECORD Number: DATE: TYPE INST Q U V I RSN CD SALE PRICE: 0741/1255 12/14/1990 WD U V 35 6,500 GRANTOR: THREE RIVERS GRANTEE: ALAN PATTEE																
TOTALS						BLD DATE: XF DATE: INC DATE:										LGL DATE: LAND DATE: AG DATE: 04/30/2024 MLU																
EXTRA FEATURES						L	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	BUILDING NOTES									
																BUILDING DIMENSIONS																
LAND DESCRIPTION						TOTAL OB/XF										0																
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	CONSRV								
1	0000	C	VAC RES	0		A-1	100.00	200.00	1.00	LT		1.00	1.00	0.70	18,000.00	12,600.00	12,600															
REVIEW DATE 04/30/2024 BY MLU Total Acres: 0.46 Total Land Value: 12,600 Market: 0 Agricultural: 0 Common: 12,600 PRINTED 04/07/2026 BY SYS																																