

LOT 45 UNIT 20 THREE RIVERS ESTA
516-547, 730-621, 830-1804, WD 1

SIMMONS RICHARD J
9610 SW 78TH CT
GAINESVILLE, FL 32608

2026

00-00-00-01266-000
00-00-00-01266-000

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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 10,100 TOTAL LAND VALUE - MARKET 26,000 TOTAL MARKET VALUE 36,100 SOH/AGL Deduction 2,990 ASSESSED VALUE 33,110 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 33,110 TOTAL JUST VALUE 36,100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 30,100 XFOB:1:1: GUERDON MH BLDG:1:1: RENE MH <table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>000054554</td> <td>Mobile Home</td> <td></td> <td>11/21/2025</td> </tr> <tr> <td>000050023</td> <td>Right-of-Way Acce</td> <td></td> <td>05/31/2024</td> </tr> <tr> <td>000049850</td> <td>RV - Recreational</td> <td></td> <td>05/20/2024</td> </tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED	000054554	Mobile Home		11/21/2025	000050023	Right-of-Way Acce		05/31/2024	000049850	RV - Recreational		05/20/2024
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NEIGHBORHOOD/LOC						100000.20										1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
TOTALS																																											

EXTRA FEATURES										TOTAL OB/XF										LAND DESCRIPTION																							
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	L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000		1	0700	C	MISC RES	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000								
2	0285	SALVAGE	0	0	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300																											
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	2,800.00	2,800.00	100	2025	2024		100	2,800																											