LOTS 56 THRU 59 THREE RIVERS EST
PART OF SW CENTRAL TER.

PARKEL CHARLES & LAURA REVOCABLE LIVING TRUST AGRE
5680 LIVE OAK AVE
MELBOURNE, FL 32904

**2027**

**00-00-00-01273-058**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
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| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC IMPROVED | |
| 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 |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

2011 SW CENTRAL TER, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 13,254 |
| TOTAL LAND VALUE - MARKET | 96,000 |
| TOTAL MARKET VALUE | 109,254 |
| SOH/AGL Deduction | 33,266 |
| ASSESSED VALUE | 75,988 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 75,988 |
| TOTAL JUST VALUE | 109,254 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 109,254 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6789 | M H | 60 | 01/27/1993 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1465/1508 | 4/25/2022 | TD | U | I | 18 | 2,500 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: PARKEL CHARLES & LA | | | | | | |
| 1440/890 | 6/17/2021 | WD | Q | V | 04 | 45,000 |
| GRANTOR: LEWIS BONNIE | | | | | | |
| GRANTEE: PARKEL CHARLES & LA | | | | | | |

### 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 400 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 12 | 12 | 144.00 | UT | 3.50 | 3.50 | 100 | 1993 | 1993 | 3 | 100 | 504 | |
| 4 | 9946 | Well | 0 | 0 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | | | 3 | 100 | 4,000 | |
| 5 | 0210 | GARAGE U | 0 | 0 | 18 | 30 | 540.00 | UT | 1.00 | 1.00 | 100 | 1993 | 1993 | 3 | 100 | 540 | |
| 6 | 0040 | BARN,POLE | 0 | 0 | 18 | 30 | 540.00 | UT | 1.50 | 1.50 | 100 | 1993 | 1993 | 3 | 100 | 810 | |
| | | | | | | | | | | | | | | | | | |
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## LAND DESCRIPTION

TOTAL OB/XF 13,254

| 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 | 0000 | C | VAC RES | 0 | | A-1 | 300.00 | 400.00 | 3.00 | LT | | 1.00 | 1.00 | 1.00 | 24,000.00 | 24,000.00 | 72,000 | | | | | | | |
| 2 | 0700 | C | MISC RES | 0 | | A-1 | 100.00 | 400.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 24,000.00 | 24,000.00 | 24,000 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/05/2021 BY MLU Total Acres: 4.10 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 11/17/2026 BY SYS