LOT 77 UNIT 20 THREE RIVERS ESTA
768-20, 945-999, PB 1140-1806, P

REID LARRY/FOX MICHAEL
15065 AVALON AVE
CLEARWATER, FL 33760

2027

00-00-00-01275-077

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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

583 SW PLEASANT 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	7,000
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	31,000
SOH/AGL Deduction	12,974
ASSESSED VALUE	18,026
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,026
TOTAL JUST VALUE	31,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,000

BLDG:1:1: MERI MH

PRMT:1:1: 12X48 1974

XFOB:1:1: BRAD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19143	TR/TRAILER	75	01/23/2002
18476	T.T	75	07/03/2001
12987	M H	125	08/27/1997
7188	M H	60	05/21/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0945/0999	12/31/2001	WD	P	V	99	5,600
GRANTOR: RUBIN L HARRINGTON						
GRANTEE: JESSIE LINDLE & LAR						
0768/0020	7/27/1992	WD	Q	V		5,600
GRANTOR: THREE RIVERS						
GRANTEE: RUBIN HARRINGTON						

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	

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	0000	C	VAC 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							

REVIEW DATE 05/05/2021 BY MLU Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS