

LOT 79 UNIT 20 THREE RIVERS ESTA  
740-1557, WD 1270-1777, WD 1300-

BOATWRIGHT KERRY D  
13319 CAROL DR  
HUDSON, FL 34667

2026

00-00-00-01275-079



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									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 7,000 <b>TOTAL LAND VALUE - MARKET</b> 36,000 <b>TOTAL MARKET VALUE</b> 43,000 <b>SOH/AGL Deduction</b> 21,298 <b>ASSESSED VALUE</b> 21,702 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 21,702 <b>TOTAL JUST VALUE</b> 43,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 34,000											
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																										
<b>TOTALS</b> <b>EXTRA FEATURES</b>																															
										BLD DATE											LGL DATE	04/14/2026 MLU									
										XF DATE											LAND DATE										
										INC DATE											AG DATE										
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																
1	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																	
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b> 7,000																					
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	0.00	0.00	1.00	LT		1.00	1.00	1.50	24,000.00	36,000.00	36,000														
<b>REVIEW DATE</b> 05/05/2021 <b>BY</b> MLU <b>Total Acres:</b> 1.53 <b>Total Land Value:</b> 36,000 <b>Market:</b> 0 <b>Agricultural:</b> 0 <b>Common:</b> 36,000 <b>PRINTED</b> 05/13/2026 <b>BY</b> SYS																															

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1499/1695	7/05/2023	QC	U	I	11	100			
GRANTOR: BOATWRIGHT SUZANNE									
GRANTEE: BOATWRIGHT KERRY									
1300/0817	8/24/2015	WD	U	V	11	100			
GRANTOR: KERRY D BOATWRIGHT									
GRANTEE: KERRY D & SUZANNE S									

BUILDING NOTES									
BUILDING DIMENSIONS									