

LOT 42 UNIT 21 THREE RIVERS ESTA
760-989, 985-933, WD 1043-82, WD

DUREN GLORIA C
551 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

00-00-00-01322-000



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 7,000 TOTAL LAND VALUE - MARKET 24,000 TOTAL MARKET VALUE 31,000 SOH/AGL Deduction 14,613 ASSESSED VALUE 16,387 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 16,387 TOTAL JUST VALUE 31,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 25,000														
DOR CODE 0000 VACANT															PERMIT NUM				DESCRIPTION				AMT		ISSUED				
MAP NUM MKT AREA 02																													
NEIGHBORHOOD/LOC 100000.21 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS															BLD DATE				LGL DATE				04/14/2026		MLU				
EXTRA FEATURES															XF DATE				LAND DATE										
153 SW TRENTON TER, FORT WHITE															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															
LAND DESCRIPTION															TOTAL OB/XF 7,000														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 05/15/2026 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1396/1412	9/23/2019	LE U	V	14		100

GRANTOR: GLORIA C DUREN (LIFE)
GRANTEE: KRISTY LOCKE & JOY

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1093/1069	2/02/2006	WD U	V	08		15,500

GRANTOR: JONI HEIGH MILLING
GRANTEE: GLORIA C DUREN

BUILDING NOTES

BUILDING DIMENSIONS