LOT 51 UNIT 21 THREE RIVERS ESTA
700-676, 714-356, 824-2005, 841-

HALE HAVEN MANAGEMENT INC
387 TOLLEY AVE
MELBOURNE, FL 32934

2026

00-00-00-01327-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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					

MARKET ADJUSTMENTS

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

319 SW TRENTON TER, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,400
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	33,400
SOH/AGL Deduction	4,200
ASSESSED VALUE	29,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,200
TOTAL JUST VALUE	33,400
NCON VALUE	9,400
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051727	RV - Recreational		12/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1491/2219	5/26/2023	WD	Q	V	01	26,500
GRANTOR: LUCAS CAMERON W REVOC						
GRANTEE: HALE HAVEN MANAGEME						
1443/2	7/16/2021	WD	Q	V	01	20,000
GRANTOR: DRO PROPERTY SERVICES						
GRANTEE: LUCAS CAMERON W REV						

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	0296	SHED METAL	0	0	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
2	0296	SHED METAL	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2026	2025		100	1,800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,400

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 04/16/2025 BY randall Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 05/15/2026 BY SYS