LOT 120 THREE RIVERS ESTATES UNI
740-1569, QC 1146-2713, QC 1210-

BRISTER DONNA TOWNSEND/BRISTER MATTHEW G
1501 MCKINLEY AVE
LEIGH ACRES, FL 33972

2026

00-00-00-01371-120

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

708 SW TRENTON TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	40,000
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	64,000
SOH/AGL Deduction	200
ASSESSED VALUE	63,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,800
TOTAL JUST VALUE	64,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/461	6/24/2024	WD	Q	I	01	120,000
GRANTOR: PYLES ROBBIN T						
GRANTEE: BRISTER DONNA TOWNS						
1465/1820	2/14/2022	WD	Q	I	01	65,000
GRANTOR: HURST ALEX JOHN						
GRANTEE: PYLES ROBBIN T						

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	0040	BARN,POLE	0	0	0	0	1.00	UT	12,000.00	12,000.00	100	2022	2021		100	12,000	
3	0060	CARPORT F	0	0	0	0	1.00	UT	15,000.00	15,000.00	100	2022	2021		100	15,000	
4	9910	RV SITE/RE	0	0	0	0	3.00	UT	2,000.00	2,000.00	100	2022	2021		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 40,000

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	0700	C	MISC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 01/29/2025 BY TP Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/19/2026 BY SYS