LOT 134 THREE RIVERS ESTATES UNI
737-232, WD 1063-200, QC 1128-78

TORRES ANYEL/YOUSIF MICHAEL
12029 COBBLESTONE FOREST CIR S
JACKSONVILLE, FL 32225

2026

00-00-00-01373-134

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

2271 SW NEWARK DR, 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	12,400
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	38,400
SOH/AGL Deduction	2,760
ASSESSED VALUE	35,640
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,640
TOTAL JUST VALUE	38,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,400

XFOB:1:1: BUCC MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19022	M H	0	12/07/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/1886	7/19/2021	WD	Q	I	01	40,000
GRANTOR: GUTHRIE JUSTIN C						
GRANTEE: TORRES ANYEL						
1212/2292	4/08/2011	WD	U	V	37	6,428
GRANTOR: SANDRA J SIMON						
GRANTEE: JUSTIN C GUTHRIE						

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	0020	BARN,FR	0	0	18	30	540.00	UT	10.00	10.00	100	1993	1993	3	100	5,400	
2	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 12,400

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 02/05/2016 BY DF — Total Acres: 0.92 — Total Land Value: 26,000 — Market: 0 — Agricultural: 0 — Common: 26,000 — PRINTED 06/19/2026 BY SYS