LOTS 3 & 4 THREE RIVERS ESTATES
803-446, WD 1280-848, WD 1281-14

SHEA JOHN D/SHEA CIGI L
1119 FLUSHING AVE
CLEARWATER, FL 33764

2026

00-00-00-01392-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.22	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

1012 SW DRAKE PL, 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	21,000
TOTAL LAND VALUE - MARKET	46,800
TOTAL MARKET VALUE	67,800
SOH/AGL Deduction	5,100
ASSESSED VALUE	62,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,700
TOTAL JUST VALUE	67,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32656	STORAGE	250	01/29/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1287/1322	12/24/2014	WD	U	V	11	100
GRANTOR: JOHN D & CIGI L SHEA						
GRANTEE: JOHN D & CIGI L SHE						
1286/1918	9/05/2014	WD	U	V	12	0
GRANTOR: FIRST HOME BANK						
GRANTEE: JOHN D & CIGI L SHE						

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	0294	SHED WOOD/	0	0	14	25	350.00	UT	60.00	60.00	100	2015	2015	3	100	21,000	

LAND DESCRIPTION

TOTAL OB/XF 21,000

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		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	26,000.00	23,400.00	46,800							

REVIEW DATE 12/09/2016 BY DF — Total Acres: 1.95 — Total Land Value: 46,800 — Market: 0 — Agricultural: 0 — Common: 46,800 — PRINTED 06/18/2026 BY SYS