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**

## COLUMBIA COUNTY PROPERTY



### 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 | 04/30/2024 MLU |
| INC DATE | | AG DATE | |

### 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 | 36,000 |
| TOTAL MARKET VALUE | 57,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 57,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 57,000 |
| TOTAL JUST VALUE | 57,000 |
| 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 | 20,000.00 | 18,000.00 | 36,000 | | | | | | | |

REVIEW DATE 12/09/2016 BY DF Total Acres: 1.95 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 03/24/2026 BY SYS