LOT 18 UNIT 22 THREE RIVERS ESTA
741-1269, QC 1106-2362,

WISNIEWSKI CYNTHIA L
1665 SHARON WAY
CLEARWATER, FL 33764

2026

00-00-00-01397-018

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

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	7,000
TOTAL LAND VALUE - MARKET	14,400
TOTAL MARKET VALUE	21,400
SOH/AGL Deduction	9,396
ASSESSED VALUE	12,004
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,004
TOTAL JUST VALUE	21,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	17,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25915	TR/TRAILER	50	06/13/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1106/2362	8/25/2006	QC	Q	V	01	100
GRANTOR: YVONNE & CHARLES CHAS						
GRANTEE: CYNTHIA WISNIEWSKI						
0741/1269	12/19/1990	WD	Q	V		4,500
GRANTOR: THREE RIVERS						
GRANTEE: YVONNE CHASE						

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	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	0.60	24,000.00	14,400.00	14,400							

REVIEW DATE 05/05/2021 BY MLU Total Acres: 0.85 Total Land Value: 14,400 Market: 0 Agricultural: 0 Common: 14,400 PRINTED 06/17/2026 BY SYS