LOT 22 UNIT 22 THREE RIVERS ESTA
419-237, 652-673, 870-1896, DC 1

CONTRERAS ALEJANDRO/CONTRERAS JESUS
4918 REECE ROAD
PLANT CITY, FL 33566

2026

00-00-00-01398-000

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

831 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	3,000
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	29,000
SOH/AGL Deduction	3,700
ASSESSED VALUE	25,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,300
TOTAL JUST VALUE	29,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/1285	7/31/2020	WD	Q	V	01	10,500
GRANTOR: ELWELL JOSEPH						
GRANTEE: ALEJANDRO & JESUS C						
0652/0673	5/10/1988	AD	U	V	09	8,900
GRANTOR: ENGESSER RAYMOND &						
GRANTEE: ELWELL JOSEPH &						

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2021	2021	3	100	3,000	

TOTAL OB/XF 3,000

LAND DESCRIPTION

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 05/05/2021 BY MLU Total Acres: 0.91 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 06/17/2026 BY SYS