LOT 23 BLOCK 1 UNIT 23 THREE RIV

786-1576, 904-2036,

BREEN CHRISTOPHER/BREEN JULIE
951 OLD DELAND RD
DEBARY, FL 32713

2026

00-00-00-01422-023

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.23	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	400
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	24,400
SOH/AGL Deduction	13,062
ASSESSED VALUE	11,338
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,338
TOTAL JUST VALUE	24,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0904/2036	3/30/2000	TD	Q	V	01	2,500
GRANTOR: KENNETH HERRON JR AS						
GRANTEE: CHRISTOPHER & JULIE						
0786/1576	10/13/1993	WD	U	V	12	3,000
GRANTOR: THREE RIVERS						
GRANTEE: BEECHER BUMGARDNER						

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 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	24,000.00	24,000.00	24,000							

REVIEW DATE 12/08/2016 BY RP Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/15/2026 BY SYS