LOTS 17 THRU 20 UNIT 23 THREE RI
830-213, PB 1276-1218, DC 1304-1

ALLEN EDWARD W/ALLEN JAMIE L
601 SE HIDDEN RIVER DRIVE
PORT SAINT LUCIE, FL 34983

2026

00-00-00-01438-020

COLUMBIA COUNTY PROPERTY

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

458 SW UTAH ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	34,000
TOTAL LAND VALUE - MARKET	96,000
TOTAL MARKET VALUE	130,000
SOH/AGL Deduction	45,341
ASSESSED VALUE	84,659
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,659
TOTAL JUST VALUE	130,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048581	Storage Building	31,520	11/03/2023
34686	TR/TRAILER	238	11/23/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1320/1849	8/19/2016	WD	Q	I	05	24,900
GRANTOR: DANA M OSER						
GRANTEE: EDWARD W & JAMIE L						
1316/2655	6/14/2016	PR	U	V	30	100
GRANTOR: DANA M OSER AS PR						
GRANTEE: DANA M OSER						

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	0030	BARN,MT	0	0	30	60	1,800.00	UT	15.00	15.00	100	2024	2023		100	27,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 34,000

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	400.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							
2	0000	C	VAC RES	0			0.00	0.00	3.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	72,000							

REVIEW DATE 12/07/2023 BY JB Total Acres: 3.67 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 06/08/2026 BY SYS