PRIVATE ROAD WITHIN RIVERS
MANOR S/D UNR AS DESC IN
ORB 755-1526

RIVERS MANOR HOMEOWNERS ASSOC.
681 SW STATE RD 47, SUITE 102
LAKE CITY, FL 32025

2027

01-5S-16-03400-998

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9400	RIGHTS-OF-WAY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.0200 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	06/23/2021 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	3,771
TOTAL LAND VALUE - MARKET	40
TOTAL MARKET VALUE	3,811
SOH/AGL Deduction	0
ASSESSED VALUE	3,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,811
TOTAL JUST VALUE	3,811
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,811

LAND:1:1: PRIVATE ROAD INTO RIVER MANOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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	0166	CONC,PAVMT	0	0	3	40	120.00	UT	2.25	2.25	100	2009	2009	3	100	270	
2	0258	PATIO	0	0	10	10	100.00	UT	2.25	2.25	100	2009	2009	3	100	225	
3	0260	PAVEMENT-A	0	0	0	0	2,520.00	UT	1.30	1.30	100	2009	2009	3	100	3,276	

LAND DESCRIPTION

TOTAL OB/XF 3,771

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	9400	C	RIGHTOFWAY	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10.00	10.00	40							

REVIEW DATE 01/13/2026 BY KS Total Acres: 4.00 Total Land Value: 40 Market: 0 Agricultural: 0 Common: 40 PRINTED 11/17/2026 BY SYS