

(AKA PART OF LOT 15 WILSON ACRES FOLLOWS): COMM AT NE COR OF SEC, FT, N 62 DG W 37.13 FT TO W R/W

AUNT MARY'S RIVER HOUSE LLC  
540 SANDY HOOK RD  
PALM HARBOR, FL 34683

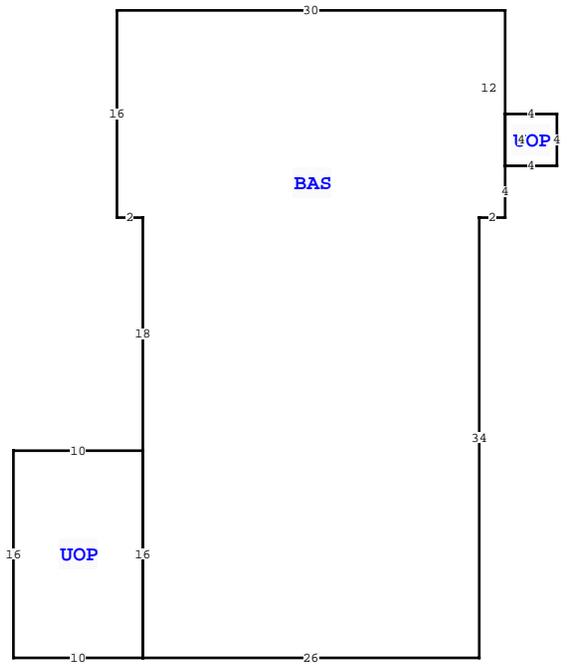
2026

01-7S-15-01439-617



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	03		BELOW AVG.	80	
Exterior Wall	15		CONC BLOCK	20	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	12		MODULAR MT	100	
Interior Wall	02		WALL BD/WD	100	
Interior Floor	07		CORK/VTILE	100	
Air Condition	02		WINDOW	100	
Heating Type	02		CONVECTION	100	
Bedrooms			2	100	
Bathrooms			1	100	
Frame			N/A	100	
Stories	0		0	100	
Architectural Units	05		CONV	100	
Condition Adj	02		02	100	
Kitchen Adjus	01		01	100	
Quality	01	01			
DOR CODE	0100		SINGLE FAMILY		
MAP NUM			MKT AREA	02	
NEIGHBORHOOD/LOC	1715.0200		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100		1,364	49,871
UOP	16	20		3	110
UOP	160	20		32	1,170
TOTALS	1,540			1,399	51,151

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,399	50.2200	56.25	78,694	1963	1963		0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 1364 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	51,151		
TOTAL MARKET OB/XF VALUE	1,200		
TOTAL LAND VALUE - MARKET	26,000		
TOTAL MARKET VALUE	78,351		
SOH/AGL Deduction	0		
ASSESSED VALUE	78,351		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	78,351		
TOTAL JUST VALUE	78,351		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	78,351		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1343/1448	8/07/2017	WD	U	I	11	0
GRANTOR: SUZANNE COOK WOOD						
GRANTEE: AUNT MARY'S RIVER H						
1292/1684	3/27/2015	WD	U	I	11	100
GRANTOR: JOHN TIMOTHY COOK						
GRANTEE: SUZANNE COOK WOOD						

EXTRA FEATURES															
L N	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	0190	FPLC PF	0	0	0	0	1.00	1,200.00	100	0	0	3	100	1,200	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/03/2022	MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W30 S16 E2 S18 UOP= W10 S16 E10 N16\$ S16 E26 N34 E2 N4 UOP= E4 N4 W4 S4\$ N12\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							