COMM NE COR OF SW1/4 OF SE1/4, R
W 10 FT FOR POB, RUN SW 95.73 FT
55.43 FT TO CURVE, NE ALONG CURV

SUWANNEE VALLEY UTILITIES LLC
5911 TROUBLE CREEK RD
NEW PORT RICHEY, FL 34652

2026

05-4S-16-02777-041

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5416.0100	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

264 SW JUPITER GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,680
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	36,180
SOH/AGL Deduction	782
ASSESSED VALUE	35,398
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,398
TOTAL JUST VALUE	36,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,180

LAND:1:1: 0.42 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12154	M H	125	02/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/862	7/28/2022	WD	U	I	20	100,000
GRANTOR: ESPENSHIP GROUP LLC						
GRANTEE: SUWANNEE VALLEY UTI						
1293/108	4/16/2015	WD	U	I	11	100
GRANTOR: SCOTTY C ESPENSHIP						
GRANTEE: ESPENSHIP GROUP LLC						

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	0294	SHED WOOD/	0	0	8	8	64.00	UT	7.50	7.50	100	2000	2000	3	100	480	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	9948	6 Inch Wel	0	0	0	0	1.00	UT	10,000.00	10,000.00	100			3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 13,680

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	9100	C	UTILITY	0		RMH-	2137.00	145.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 10/03/2023 BY JB Total Acres: 0.46 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/10/2026 BY SYS