

PINECREST PARCEL #3 & 149.44 SF
 AREA DESC IN ORB 761-1662. ALSO
 COR OF BLK A PINWOOD S/D, S 37.

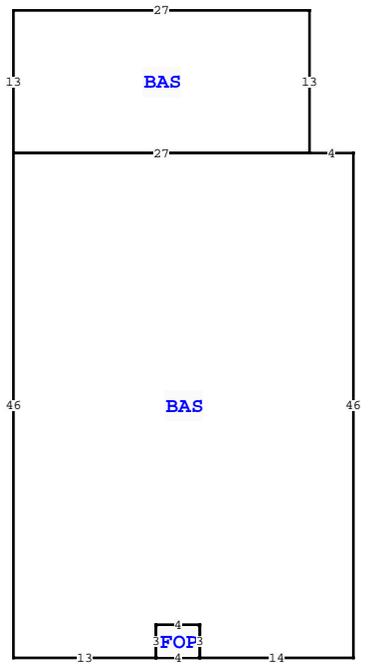
THE THEOS TRUST
 3811 TURNING TIDES TER
 BRADENTON, FL 34208

2026

05-4S-17-14242-003


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	60
Exterior Wall	05	AVERAGE	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0401 TOWNHOUSE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	351	100	
BAS	1,414	100	
FOP	12	30	
TOTALS	1,777		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	0%	- 2024									
Heated Area: 1765 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			132,876
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			1,342
TOTAL MARKET VALUE			134,218
SOH/AGL Deduction			0
ASSESSED VALUE			134,218
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			134,218
TOTAL JUST VALUE			134,218
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			133,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
046	ADDN SFR	1,500	09/22/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/18	4/20/2023	QC	U	I	11	100
GRANTOR: DOMINION REAL ESTATE						
GRANTEE: THE THEOS TRUST						
1462/1793	3/17/2022	WD	U	I	11	100
GRANTOR: DOMINION ESTATE LLC						
GRANTEE: DOMINION REAL ESTAT						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] N46 W4 W27 S46 E13 N3 E4 S3 E14 \$	
BAS=[ORIG=-4,-46] N13 W27 S13 E27 \$	
FOP=[ORIG=-18,0] E4 N3 W4 S3 \$	

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

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	0810	C	TOWNHOUSE1	0			0.00	0.00	1,789.00	SF		1.00	1.00	1.00	0.75	0.75	1,342								