

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

2026

12-5S-16-03584-998
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BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 9 TOTAL MARKET VALUE 9 SOH/AGL Deduction 0 ASSESSED VALUE 9 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 9 TOTAL JUST VALUE 9 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 9 LAND:1:1: PRIVATE ROAD IN RIVER MANOR																							
DOR CODE 9400 RIGHTS-OF-WAY																PERMIT NUM				DESCRIPTION		AMT		ISSUED																
MAP NUM																																								
NEIGHBORHOOD/LOC 12516.010 1.00/																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																																								
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																								
																	BLD DATE				LGL DATE				06/23/2021		MLU													
																	XF DATE				LAND DATE																			
																	INC DATE				AG DATE																			
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	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	0.90	AC		1.00	1.00	1.00	10.00	10.00	9																							
																	TOTAL OB/XF				0																			
REVIEW DATE 06/23/2021 BY MLU																	Total Acres: 0.90				Total Land Value: 9				Market: 0				Agricultural: 0				Common: 9				PRINTED 06/09/2026 BY SYS			