LOT 13 BLOCK C SUWANNEE VALLEY
ESTATES S/D. 454-518, 515-636,
WD 1033-2142, QC 1138-1964, WD

SUWANNEE VALLEY UTILITIES LLC
5911 TROUBLE CREEK RD
NEW PORT RICHEY, FL 34652-5128

2026

22-2S-16-01718-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	22216.020 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	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	16,000
SOH/AGL Deduction	50
ASSESSED VALUE	15,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,950
TOTAL JUST VALUE	16,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/1016	6/06/2017	WD	U	V	20	6,500
GRANTOR: ESPENSHIP PROPERTIES						
GRANTEE: SUWANNEE VALLEY UTI						
1138/1964	12/17/2007	QC	Q	V	01	0
GRANTOR: CONSOLIDATED WATER WO						
GRANTEE: ESPENSHIP PROPERTIE						

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	0700	C	MISC RES	0		RSF-1	100.00	120.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 0.28 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 05/12/2026 BY SYS