

LOT 13 THREE RIVERS EST S/D UNRE
COR RUN W 1330.31 FT TO POB, CON
1329.31 FT, E 332.23 FT, N 1329.

WILD WHISPERS OUTPOST LLC
951 MCLEAN ST
DUNEDIN, FL 34698

2026

25-6S-15-00519-113



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25615.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		60,141

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	0%	- 2026	Heated Area: 924		HX Base Yr						
TOTALS	924		924	60,141									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			60,141
TOTAL MARKET OB/XF VALUE			16,050
TOTAL LAND VALUE - MARKET			83,655
TOTAL MARKET VALUE			159,846
SOH/AGL Deduction			0
ASSESSED VALUE			159,846
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			159,846
TOTAL JUST VALUE			159,846
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			150,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28398	M H	528	03/04/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/2141	5/21/2025	WD	Q	I	05	200,000
GRANTOR: GUTHRIE JUSTIN C						
GRANTEE: WILD WHISPERS OUTPO						
1186/1410	12/29/2009	WD	Q	V	01	47,900
GRANTOR: THREE RIVERS FARMS DE						
GRANTEE: JUSTIN C GUTHRIE						

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN, MT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	8,900	

TOTAL OB/XF														16,050										
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	0200	C	MBL HM	0			0.00	0.00	10.14	AC		1.00	1.00	0.75	11,000.00	8,250.00	83,655							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W66 S14 E66 N14\$.