COMM SW COR OF NE1/4 OF NW1/4, R
FOR POB, CONT N 94.40 FT, E 276.
FT, W 276.86 FT TO POB.

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

2026

28-3S-16-02374-084

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.010 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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	10,920
TOTAL MARKET VALUE	14,920
SOH/AGL Deduction	0
ASSESSED VALUE	14,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,920
TOTAL JUST VALUE	14,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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						
1293/0108	4/16/2015	WD	U	V	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	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	0000	C	VAC RES	0		RSF-2	0.00	0.00	0.60	AC		1.00	1.00	1.40	13,000.00	18,200.00	10,920							

REVIEW DATE 09/21/2022 BY ME Total Acres: 0.60 Total Land Value: 10,920 Market: 0 Agricultural: 0 Common: 10,920 PRINTED 05/08/2026 BY SYS