LOT 20 THREE RIVER ESTATES UNIT
783-1702, 812-258,

OJEDA JR AMADO/OJEDA EVELYN MESA
15780 SW 150 CT
MIAMI, FL 33187

2027

31-6S-16-04006-020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.24	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	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	31,000
SOH/AGL Deduction	5,755
ASSESSED VALUE	25,245
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,245
TOTAL JUST VALUE	31,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,000

PRMT:2:1: MELISSA SMITH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19523	TR/TRAILER	75	05/08/2002
15829	M H	125	07/27/1999
14168	PUMP/UTPOL	30	06/19/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0812/0258	9/15/1995	WD	Q	V		5,600
GRANTOR: THREE RIVERS ESTATES						
GRANTEE: AMADO JR & EVELYN M						
0783/1702	12/01/1993	CT	U	V	11	4,200
GRANTOR: FRANKLIN L BROWN						
GRANTEE: THREE RIVERS ESTATE						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 06/18/2026 BY AJ Total Acres: 0.90 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS