COMM INTERS N LINE OF US-90 & E
RUN W 761.30 FT W 210 FT, N 250
E 210 FT, S 40 FT, W 210 FT, N 4

COLLEGE MANOR UTILITIES LLC
5911 TROUBLE CREEK RD
NEW PORT RITCHEY, FL 34652

2026

36-3S-17-07458-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.010 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

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	2,062
TOTAL MARKET VALUE	2,462
SOH/AGL Deduction	0
ASSESSED VALUE	2,462
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,462
TOTAL JUST VALUE	2,462
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042502	Electrical Servic	0	08/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/1951	1/04/2017	WD	U	V	20	4,000

GRANTOR: COLLEGE MANOR WATER C

GRANTEE: COLLEGE MANOR UTILI

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	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 400

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	9100	C	UTILITY	0		00	0.00	0.00	0.11	AC		1.00	1.00	1.50	12,500.00	18,750.00	2,062							

REVIEW DATE 08/12/2021 BY JB Total Acres: 0.11 Total Land Value: 2,062 Market: 0 Agricultural: 0 Common: 2,062 PRINTED 06/19/2026 BY SYS