

LOT 45 SEC 1 THREE RIVERS ESTATE
906-212, DC 1100-841, PB 1137-12
HOBAN PEGGY J
267 NEW WATERFORD PLACE
LONGWOOD, FL 32779-5655

2022

00-00-00-00561-000

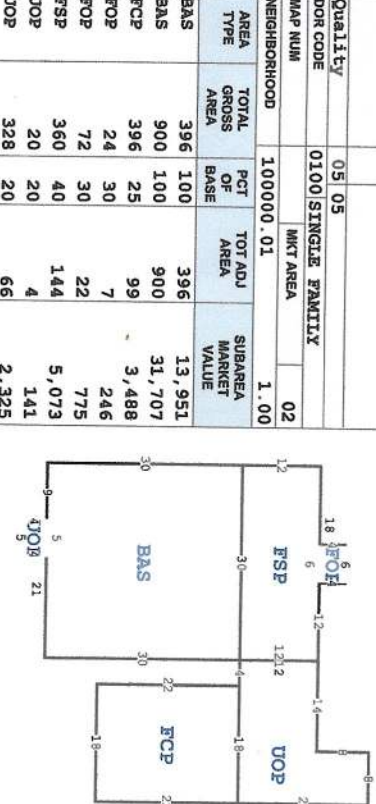
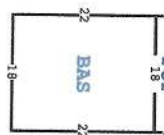
BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHGL 100
Interior Wall	01	MINIMUM 100
Interior Floor	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	3	100
Bathrooms	1	100
Frame	01	NONE 100
Stories	1	1. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJPTS	EFF. BASE RATE	REPL. COST NEW	AVG	EVG	ECON	FNCT	NORM	% COND
0100	01	1,638	72,2700	54.20	88,780	1957	1957	0	0	35.00	65.00

1 SINGLE FAM - 0% - 0
HX Base Yr



TOTALS 2,496 1,638 57,707

EXTRA FEATURES

OBST	DESCRIPTION	BLD CAP	L	W	UNITS	UT	ADJ R	ADJ UNIT	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBST MKT VALUE	NOTES
1 0180	FPLC 1STRY	0	0	0	1.00	UT 2,000.00		2,000.00	100	1993	1993	3	100		2,000	
2 0294	SHED WOOD/	0	0	8 12	1.00	UT 0.00		0.00	100	1993	1993	3	100		384	
3 0084	DOCK-RIVER	0	0	0	332.00	UT 14.50		14.50	100	1993	1993	3	40		1,926	
4 0084	DOCK-RIVER	0	0	0	215.00	UT 14.50		14.50	100	2006	2006	3	40		1,247	
5 0294	SHED WOOD/	0	0	0	1.00	UT 0.00		0.00	100	2015	2015	3	100		1,200	

LAND DESCRIPTION

USE	LAND USE	CAP	R	LOC	FRONT	DEPTH	TOT	UNIT	D	DRTH	%	TOT	UNIT	ADJ UNIT PRICE	ADJ UNIT PRICE	LAND
1 0132	SRR RIVER	0	A-1		100.00	428.00	100.00	FF	1.00	1.00	1.00	1,200.00		1,200.00		120,000

OTHER ADJUSTMENTS	YEAR	DENSITY	DECL	FRZ	YR	CONSV

BLD DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES

FSP- N12 W12 FOP- N4 W6 S4 E65 W18 S12 E305 BAS- W30 S30 E9
UOP- S4 E5 N4 W5 S E21 N305 UOP- E4 FCP- S22 E18 N22 W185
E18 N20 W8 S8 W14 S125 PTR- N40 BAS- N22 FOP- N4 W18 S4 E185
W18 S22 E185 S405.

SALES DATA

OFF RECORD	DATE	TYPE	Q	V	RSN	SALE
1164/0609	12/18/2008	ER	U	I	01	100
GRANTOR: PEGGY J ROBAN						
GRANTEE: PEGGY J ROBAN						
0906/0212	7/12/2000	WD	U	I	01	100
GRANTOR: JAY W BROWN						
GRANTEE: JAY W BROWN						

COLUMBIA COUNTY PROPERTY

VALUATION BY	VALUATION SUMMARY	PAGE 1 of 1
Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE		57,707
TOTAL MARKET OBX/F VALUE		6,757
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		184,464
SOHAGL Deduction		0
ASSESSED VALUE		184,464
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		184,464
TOTAL JUST VALUE		184,464
INCOME VALUE		180,620
PREVIOUS YEAR MKT VALUE		180,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED