LOT 46 APPALACHIE TRACE UNR:
COMM NE COR OF NW1/4, RUN W
243.88 FT FOR POB, RUN S 50

NAVIN DAVID/ALLBRITTON MIMI
2263 NOVA VILLAGE DR
DAVIE, FL 33317

2026

02-6S-16-03766-146

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3616.0100 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	04/07/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	104,120
TOTAL MARKET VALUE	104,120
SOH/AGL Deduction	38,810
ASSESSED VALUE	65,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,310
TOTAL JUST VALUE	104,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1190/2478	3/16/2010	QC	U	V	11	100
GRANTOR: DAVID NAVIN						
GRANTEE: DAVID NAVIN & MIMI						
1042/2935	3/01/2005	WD	U	V	08	35,000
GRANTOR: COLUMBIA TIMBERLAND L						
GRANTEE: DAVID NAVIN						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		A-1	0.00	0.00	10.96	AC		1.00	1.00	1.00	9,500.00	9,500.00	104,120							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 10.96 Total Land Value: 104,120 Market: 0 Agricultural: 0 Common: 104,120 PRINTED 11/20/2025 BY SYS