LOT 11 PINE TREE ESTATES S/D.
670-022-24, 782-657, 788-497, 78

CARDOSO MANAGEMENT COMPANY LLC
7385 NORTH OAKMONT DRIVE
HIALEAH, FL 33015

2026

03-6S-17-09578-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

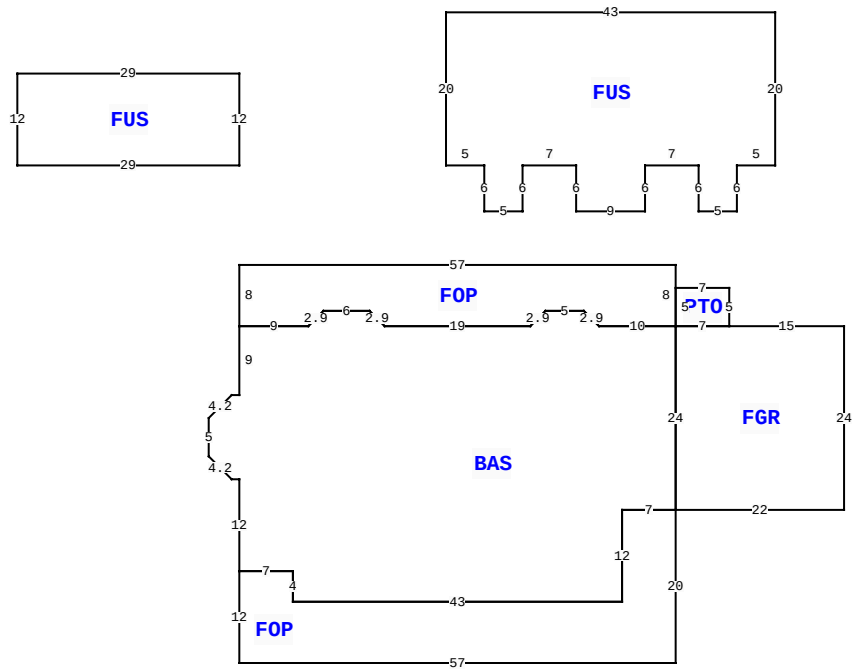
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 3617.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,005	100		2,005	158,475
FGR	528	55		290	22,922
FOP	426	30		128	10,117
FOP	568	30		170	13,437
FUS	348	100		348	27,506
FUS	974	100		974	76,985
PTO	35	5		2	158
TOTALS	4,884			3,917	309,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,917	108.5721	121.60	476,307	1997	1997	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 3327 HX Base Yr



562 SW REMINGTON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	309,600
TOTAL MARKET OB/XF VALUE	2,238
TOTAL LAND VALUE - MARKET	38,080
TOTAL MARKET VALUE	349,918
SOH/AGL Deduction	0
ASSESSED VALUE	349,918
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,918
TOTAL JUST VALUE	349,918
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,871

SALE:2:1: SALE TOO LOW - DICKS IS IN REAL ESTATE
SALE:1:1: LOT 11 PINE TREE ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11869	SFR	450	11/15/1996
11532	PUMP/UTPOL	30	08/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1397/1240	10/25/2019	WD	Q	I	01	250,000
GRANTOR: JANET M SCHNAUSS FKA						
GRANTEE: CARDOSO MANAGEMENT						
1350/2555	11/30/2017	WD	U	I	11	100
GRANTOR: NATHANIEL & JANET SWE						
GRANTEE: JANET SWEAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 L3 D3 S5 D3 R3 E1S12 FOP= S12 E57 N20 W7 S12 W43 N4 W7$ E7 S4 E43 N12 E7 FGR= E22 N24 W15 PTO= N5 W7 S5 E7$ W7 S24$ N24 FOP= N8 W57 S8 E9 U2 R2 E6 R2 D2 E19 U2 R2 E5 R2 D2 E10$ W10 U2 L2 W5 L2 D2 W19 U2 L2 W6 L2 D2 W9 S9$ PTR= N30 FUS= N12 W29 S12 E29$ S30$ PTR= N30 E70 FUS= N20 W43 S20 E5 S6 E5 N6 E7 S6 E9 N6 E7S6 E5 N6 E5$ S30 W70$.

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	0166	CONC,PAVMT	0	0	0	0	692.00	UT	1.50	1.50	100	1997	1997	3	100	1,038	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,238

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	0100	C	SFR	0		A-1	0.00	0.00	4.48	AC		1.00	1.00	1.00	8,500.00	8,500.00	38,080							

REVIEW DATE 09/27/2017 BY BC Total Acres: 4.48 Total Land Value: 38,080 Market: 0 Agricultural: 0 Common: 38,080 PRINTED 11/06/2025 BY SYS