

S1/2 OF N1/2 OF SE1/4 OF NE1/4.
 457-497, 625-20, 655-553, WD 101

RANDALL JULIA
 1637 SW CARILLO AVE
 PORT SAINT LUCIE, FL 34953

2026

04-7S-16-04128-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 10,620 TOTAL LAND VALUE - MARKET 95,000 TOTAL MARKET VALUE 105,620 SOH/AGL Deduction 0 ASSESSED VALUE 105,620 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 105,620 TOTAL JUST VALUE 105,620 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 105,620											
DOR CODE		0700 MISC IMPROVED																		PERMIT NUM DESCRIPTION AMT ISSUED 26128 M H 50 08/15/2007											
MAP NUM		MKT AREA 02																		SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1471/2156 7/08/2022 WD U I 37 60,000 GRANTOR: GONZALEZ KEVIL GRANTEE: RANDALL JULIA 1425/765 12/01/2020 QC P I 98 100 GRANTOR: GONZALEZ KEVIL GRANTEE: POLLARD MELISSA											
NEIGHBORHOOD/LOC		4716.00 1.00/																		BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										251 SW KENDRICK CT, FORT WHITE																					
EXTRA FEATURES																				BUILDING NOTES											
L N	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	BUILDING DIMENSIONS														
1	0296	SHED METAL	0	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400														
2	0040	BARN, POLE	0	0	36	40		1.00	UT	0.00	0.00	100	2015	2015	3	100	2,000														
3	9945	Well/Sept	0	0	0	0		1.00	UT	7,000.00	7,000.00	100			3	100	7,000														
4	0252	LEAN-TO W/	0	0	12	40		1.00	UT	0.00	0.00	100	2015	2015	3	100	720														
5	0255	MBL HOME S	0	0	0	0		1.00	UT	500.00	500.00	100	2025	2024		100	500														
										TOTAL OB/XF										10,620											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0700	C	MISC RES	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000														
REVIEW DATE 08/17/2022 BY ME Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/17/2025 BY SYS																															