

N1/2 OF S1/2 OF SE1/4 OF NE1/4
(AKA LOT 8 RIVER OAKS EST UNR)

SIMEON ELIZABETH/SIMEON GERARD
1863 SW 9TH ST
MIAMI, FL 33135

2026

05-7S-16-04137-009



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LAM/VNLPLK 50			
Interior Floo	15	HARDTILE 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 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		5716.0100	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100		1,421	118,615
FCP	462	25		116	9,683
FOP	150	30		45	3,756
FST	147	55		81	6,761
TOTALS		2,180		1,663	138,815

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,663	114.6600	128.42	213,562	1978	1978	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2023 Heated Area: 1421 HX Base Yr													

COLUMBIA COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					138,815				
TOTAL MARKET OB/XF VALUE					8,350				
TOTAL LAND VALUE - MARKET					95,000				
TOTAL MARKET VALUE					242,165				
SOH/AGL Deduction					0				
ASSESSED VALUE					242,165				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					242,165				
TOTAL JUST VALUE					242,165				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					242,165				
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1477/2129		10/18/2022		WD	Q	I	01	355,000	
GRANTOR: HUNT KRISTEN M									
GRANTEE: SUMEON ELIZABETH									
1323/2271		10/14/2022		LE	U	I	14	100	
GRANTOR: RALPH J & NINA ANN DO									
GRANTEE: RALPH J & NINA ANN									
BUILDING NOTES									