(AKA LOT 7 BRIAR PATCH ESTATES S
COMM NE COR OF SW1/4, S 657.48 F
FOR POB, CONT W 663.88 FT, S 657

SARANA FARMS, LLC
2357 SE SEAMIST ST
PORT ST. LUCIE, FL 34952

2026

05-7S-16-04138-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

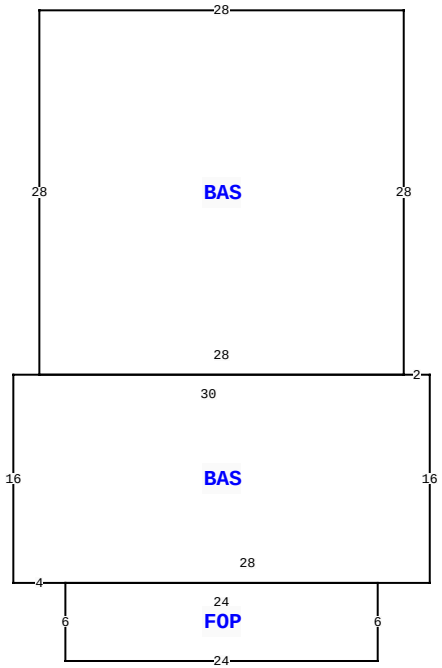
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5716.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	512	100		512	34,700
BAS	784	100		784	53,135
FOP	144	30		43	2,914
TOTALS	1,440			1,339	90,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,339	86.4500	96.82	129,642	2001	2001	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 2025 Heated Area: 1296 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/07/2025 MLU
AG DATE	

224 SW UNCLE REMUS GLN, FORT WHITE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	90,749
TOTAL MARKET OB/XF VALUE	8,100
TOTAL LAND VALUE - MARKET	95,190
TOTAL MARKET VALUE	194,039
SOH/AGL Deduction	0
ASSESSED VALUE	194,039
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,039
TOTAL JUST VALUE	194,039
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23919	ADDN SFR	182	12/01/2005
16052	GARAGE	50	09/21/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/1963	5/17/2024	WD	U	I	11	100
GRANTOR: HANSEN MATTHEW						
GRANTEE: SARANA FARMS, LLC						
1459/386	1/31/2022	WD	Q	I	01	130,000
GRANTOR: SCAGLIONE PAULA						
GRANTEE: HANSEN MATTHEW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 BAS= N28 W28 S28 E28$ W30 S16 E4 FOP= S6 E24 N6 W24$ E28 N16$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,100

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	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190							

REVIEW DATE 02/23/2022 BY CP Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190 PRINTED 11/18/2025 BY SYS