S1/2 OF NE1/4 OF SE1/4.

761-1185, 796-1204, 1010-22, QC

4700 US HIGHWAY 441 LLC
201 N FRANKLIN ST, SUITE 2000
TAMPA, FL 33602

2026

06-3S-17-04859-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	6317.00	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	04/11/2025 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	96,921
TOTAL MARKET VALUE	96,921
SOH/AGL Deduction	43,891
ASSESSED VALUE	53,030
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,030
TOTAL JUST VALUE	96,921
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1713	1/31/2025	WD	Q	I	05	1,350,000
GRANTOR: ESTRADA FAMILY REVOCA						
GRANTEE: 4700 US HIGHWAY 441						
1498/671	8/28/2023	QC	U	I	11	100
GRANTOR: ESTRADA EFRAIM						
GRANTEE: ESTRADA FAMILY REVO						

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	2727	C	JUNK YARD	0		ILW	0.00	0.00	15.17	AC		1.00	1.00	0.90	7,000.00	6,300.00	95,571							
2	9630	C	SWAMP	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	270.00	270.00	1,350							

REVIEW DATE 06/03/2025 BY TP Total Acres: 20.17 Total Land Value: 96,921 Market: 0 Agricultural: 0 Common: 96,921 PRINTED 11/17/2025 BY SYS