LOT 7 WESTWIND ESTATES.
ORB 979-1744, WD 1046-1351.

THOMAS DANIEL/DANIEL LOVEES
3207 CORAL RIDGE DR
CORAL SPRINGS, FL 33065

2025

07-4S-16-02791-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	7416.0200 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

487 SW MADISON CT, LAKE CITY

BLD DATE	02/13/2024	KS	LGL DATE	
XF DATE			LAND DATE	05/16/2023 MLU
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	40,000
TOTAL MARKET VALUE	40,000
SOH/AGL Deduction	905
ASSESSED VALUE	39,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,095
TOTAL JUST VALUE	40,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051949	Right-of-Way Acce		12/31/2024
000051645	New Residential C	250,000	11/26/2024
000051238	Right-of-Way Acce		10/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1046/1351	5/16/2005	WD	Q	V		49,900

GRANTOR: WESTWIND ESTATES
GRANTEE: DANIEL THOMAS & LOV

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	0000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 05/16/2023 BY MLU Total Acres: 6.30 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/17/2025 BY SYS