COMM AT SW COR OF SEC, RUN N
804.343 FT, E 1222,93 FT, S
434.85 FT, E 896.01 FT, S 30

MICHELE FABIO JOSE DELGADO DE/ARAUJO LOURDES ALICI
1240 SW 177TH TER
PEMBROKE PINES, FL 33029

2026

07-4S-17-08121-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.00	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	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	27,105
TOTAL MARKET VALUE	27,105
SOH/AGL Deduction	0
ASSESSED VALUE	27,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,105
TOTAL JUST VALUE	27,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1319/0720	7/12/2016	WD	P	V	98	100
GRANTOR: RAYMOND RENARD SESSIO						
GRANTEE: STEPHEN AUSTIN SESS						
1249/1941	2/18/2013	WD	U	V	11	100
GRANTOR: RAYMOND R SESSIONS						
GRANTEE: FABIO JOSE DELGADO						

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	1.39	AC		1.00	1.00	1.00	19,500.00	19,500.00	27,105							

REVIEW DATE 03/30/2017 BY DF Total Acres: 1.39 Total Land Value: 27,105 Market: 0 Agricultural: 0 Common: 27,105 PRINTED 11/06/2025 BY SYS