LOT 8 HEATHERWOOD S/D.
645-147, 655-591, QC 1301-757, W

COSSIO VANESSA
14356 SW 158TH PL
MIAMI, FL 33196

2026

09-6S-17-09630-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

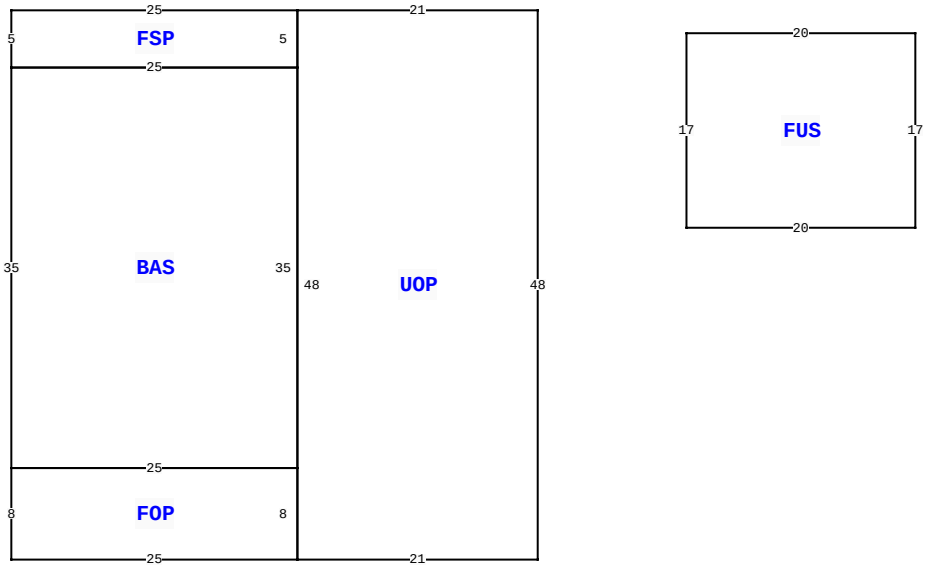
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 75
Exterior Wall	05	AVERAGE 25
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	9617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100		875	104,012
FOP	200	30		60	7,133
FSP	125	40		50	5,944
FUS	340	100		340	40,416
UOP	1,008	20		202	24,012
TOTALS	2,548			1,527	181,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,527	118.7629	133.01	203,106	1988	2015	0	0	0	10.63	89.37

1 SINGLE FAM 0% - 2021 Heated Area: 1215 HX Base Yr



479 SW MANNING PL, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	181,516
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	51,006
TOTAL MARKET VALUE	233,722
SOH/AGL Deduction	0
ASSESSED VALUE	233,722
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,722
TOTAL JUST VALUE	233,722
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40200	ELECTRICAL	0	07/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/2695	12/03/2020	WD	U	I	11	100
GRANTOR: KIDS BE KIDS LEARNING						
GRANTEE: COSSIO VANESSA						
1412/2123	6/02/2020	WD	Q	I	01	205,000
GRANTOR: TJRL INVESTMENTS LLC						
GRANTEE: KIDS BE KIDS LEARNI						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[ORIG=0,0] E21 S48 W21 N48 $
BAS=[ORIG=-25,5] S35 E25 N35 W25 $
FUS=[ORIG=54,2] W20 S17 E20 N17 $
FOP=[ORIG=-25,40] S8 E25 N8 W25 $
FSP=[ORIG=0,0] W25 S5 E25 N5 $.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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			0.00	0.00	8.26	AC		1.00	1.00	0.65	9,500.00	6,175.00	51,006							

REVIEW DATE 09/29/2020 BY BC Total Acres: 8.26 Total Land Value: 51,006 Market: 0 Agricultural: 0 Common: 51,006 PRINTED 11/19/2025 BY SYS