

LOT 14 WOODCREST S/D UNIT 2.
ORB 803-1853, 894-2417, WD 936-1

BRITO OMAR/AYALA LUANY MARIELA
14555 SW 158TH PATH
MIAMI, FL 33196

2026

11-4S-16-02905-314



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	11416.050	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	155,724
FGR	420	55		231	26,295
FOP	48	30		14	1,594
FSP	168	40		67	7,627
TOTALS	2,004			1,680	191,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,680	129.4700	145.01	243,617	1999	2005	0	0	21.50	78.50

1 SINGLE FAM 0% - 2025 Heated Area: 1368 HX Base Yr

Diagram showing property layout with areas: BAS (1,368 sq ft), FGR (420 sq ft), FOP (48 sq ft), and FSP (168 sq ft). Dimensions are provided for each area and the overall lot (24x37x21x20).

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	861.00	UT	1.50	1.50	1,292
2	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	400
3	0060	CARPORT F	0	0	14	20	280.00	UT	4.50	4.50	1,260
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,800.00	1,800.00	1,800

TOTAL OB/XF											
4,852											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT	

TOTAL OB/XF											
4,852											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		191,239	
TOTAL MARKET OB/XF VALUE		4,852	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		231,091	
SOH/AGL Deduction		0	
ASSESSED VALUE		231,091	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		231,091	
TOTAL JUST VALUE		231,091	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		233,698	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045611	Electrical Servic	0	10/04/2022
15997	SFR	235	09/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1522/1	8/22/2024	WD	Q	I	01	280,000	
GRANTOR: MILLER CHARLES S							
GRANTEE: BRITO OMAR							
1399/0282	11/18/2019	WD	Q	I	01	179,000	
GRANTOR: CASSANDRA L J MORGAN							
GRANTEE: CHARLES S & NASTOSH							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W20 FSP= N12 W14 S12 E14\$ W37 S24 FGR= S20 E21 N20 W21\$ E21 FOP= S4 E12 N4 W12\$ E36 N24\$.											