

COMM INTERS N R/W CR-240 & E  
 LINE OF SW1/4, RUN N 1190.31  
 FT FOR POB, RUN W 1297.12 FT

ABOUHANA NADIA  
 1090 SW 110TH TERRACE  
 DAVIE, FL 33324

2025

12-5S-15-00447-213

| BUILDING CHARACTERISTICS  |            |              |                      |     |     |          |       |       |                | MARKET ADJUSTMENTS |         |             |             |                |                 |                |               |                             |      | COLUMBIA COUNTY PROPERTY  |        |                   |    |        |  |  |  |  |  |  |  |
|---|------------|--------------|----------------------|-----|-----|----------|-------|-------|----------------|--------------------|---------|-------------|-------------|----------------|-----------------|----------------|---------------|-----------------------------|------|---|--------|-------------------|----|--------|--|--|--|--|--|--|--|
| ELEMENT   | CD         | CONSTRUCTION |                      |     |     |          |       |       |                | TYPE               | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB           | ECON                        | FNCT | NORM  | % COND | VALUATION SUMMARY |    |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                    |         |             |             |                |                 |                |               |                             |      | VALUATION BY STANDARD<br>Tax Group: 3 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 98,800<br>TOTAL MARKET VALUE 4,628<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 4,628<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 4,628<br>TOTAL JUST VALUE 98,800<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 93,600 |        |                   |    |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                    |         |             |             |                |                 |                |               |                             |      | PERMIT NUM DESCRIPTION AMT ISSUED   |        |                   |    |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                    |         |             |             |                |                 |                |               |                             |      | SALES DATA  |        |                   |    |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                    |         |             |             |                |                 |                |               |                             |      | OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE<br>1206/0676 12/06/2010 QC U V 11 100  |        |                   |    |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                    |         |             |             |                |                 |                |               |                             |      | GRANTOR: ADEL S & LESLIE A ABO<br>GRANTEE: NADIA ABOUHANA<br>0809/2085 8/10/1995 WD Q V 17,900<br>GRANTOR: GULF ATLANTIC LAND &<br>GRANTEE: ADEL S & LESLIE A A   |        |                   |    |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                    |         |             |             |                |                 |                |               |                             |      | BLD DATE<br>XF DATE<br>INC DATE   |        |                   |    |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                    |         |             |             |                |                 |                |               |                             |      | LGL DATE<br>LAND DATE<br>AG DATE 04/07/2025 MLU   |        |                   |    |        |  |  |  |  |  |  |  |
| TOTALS  |            |              |                      |     |     |          |       |       |                |                    |         |             |             |                |                 |                |               |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| EXTRA FEATURES  |            |              |                      |     |     |          |       |       |                |                    |         |             |             |                |                 |                |               |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| L N   | 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          |               |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
|   |            |              |                      |     |     |          |       |       |                |                    |         |             |             |                |                 |                | TOTAL OB/XF 0 |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| L N   | USE CODE   | CLS          | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS    | UNIT TYPE          | D T     | DPTH FACT   | % COND      | TOT ADJ        | UNIT PRICE      | ADJ UNIT PRICE | LAND VALUE    | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY   | DECL   | FRZ               | YR | CONSRV |  |  |  |  |  |  |  |
| 1   | 5500       | A            | TIMBER 2             | 0   |     | A-1      | 0.00  | 0.00  | 10.40          | AC                 |         | 1.00        | 1.00        | 1.00           | 445.00          | 445.00         | 4,628         |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| 2   | 9910       | M            | MKT.VAL.AG           | 0   |     | A-1      | 0.00  | 0.00  | 10.40          | AC                 |         | 1.00        | 1.00        | 1.00           | 9,500.00        | 9,500.00       | 98,800        |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| REVIEW DATE 04/07/2025 BY MLU Total Acres: 10.40 Total Land Value: 4,628 Market: 98,800 Agricultural: 4,628 Common: 0 PRINTED 08/15/2025 BY SYS |            |              |                      |     |     |          |       |       |                |                    |         |             |             |                |                 |                |               |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |