AKA LOT 4-W CROSS ROADS UNREC:
COMM NE COR OF NE1/4 OF NW1/4,
RUN S 664.36 FT, W 992.16 FT

MCCALL HOWARD D SR/MCCALL CAROLYN J
412 NW 9TH AVE
POMPANO BEACH, FL 33060

2026

12-6S-16-03816-204

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12616.00	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	05/13/2024 MLU
XF DATE		LAND DATE	
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	47,900
TOTAL MARKET VALUE	47,900
SOH/AGL Deduction	1,614
ASSESSED VALUE	46,286
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,286
TOTAL JUST VALUE	47,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0984/0828	4/15/2003	WD	Q	V	01	15,500

GRANTOR: ANDREW DICKS

GRANTEE: HOWARD SR & CAROLYN

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		A-1	0.00	0.00	4.79	AC		1.00	1.00	1.00	10,000.00	10,000.00	47,900							

REVIEW DATE 05/13/2024 BY MLU Total Acres: 4.79 Total Land Value: 47,900 Market: 0 Agricultural: 0 Common: 47,900 PRINTED 11/07/2025 BY SYS