

COMM NW COR, RUN S 1759.92 FT, E
POB, CONT E 494.73 FT, S 880.17
N 882.59 FT TO POB. (AKA LOT 3 G

MORALES CRISTIAN/MORALES JACQUELINE
16808 NW 83RD PL
HIALEAH, FL 33016

2026

12-7S-16-04184-008



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12716.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100		1,300	108,345
FGR	400	55		220	18,335
FSP	96	40		38	3,167
FSP	120	40		48	4,001
TOTALS	1,916			1,606	133,847

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0166	CONC,PAVMT	0	0	0	0	712.00	UT	1.50
3	0294	SHED WOOD/	0	0	12	12	144.00	UT	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	10.01

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,606	106.3044	119.06	191,210	1995	1995	0	0	0	30.00	70.00	
1 SINGLE FAM 0% - 2025 Heated Area: 1300 HX Base Yr													
412 SW BEAR LN, FORT WHITE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU													

TOTAL OB/XF 3,348													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995
2	0166	CONC,PAVMT	0	0	0	0	712.00	UT	1.50	1.50	100	1995	1995
3	0294	SHED WOOD/	0	0	12	12	144.00	UT	7.50	7.50	100	1995	1995

TOTAL OB/XF 3,348													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0100	C	SFR	0		A-1	0.00	0.00	10.01	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		133,847	
TOTAL MARKET OB/XF VALUE		3,348	
TOTAL LAND VALUE - MARKET		95,095	
TOTAL MARKET VALUE		232,290	
SOH/AGL Deduction		0	
ASSESSED VALUE		232,290	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		232,290	
TOTAL JUST VALUE		232,290	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		234,202	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053681	Remodel	73,315	07/28/2025
000048171	Roof Replacement	7,697	09/18/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1508/2592	2/20/2024	WD	Q	I	01
GRANTOR: SCHWANKOFF INC					
GRANTEE: MORALES CRISTIAN					
1499/1370	8/04/2023	WD	U	I	11
GRANTOR: FL CASH HOME BUYERS L					
GRANTEE: SCHWANKOFF INC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W14 FSP= N10 W12 S10 E12\$ W38 S25 E20 FSP= S8 E12 N8 W12\$ E12 FGR= S20 E20 N20 W20\$ E20 N25\$.									