

COMM NW COR OF NE1/4, RUN E 399.
SE 520.70 FT, S 1787.66 FT FOR P
E 786.52 FT, S 119.95 FT, S 453.

STEVENSON BRADLEY PAUL/PINCKNEY ALEXIS DEVIN
2341 SW 37TH TERR
FT LAUDERDALE, FL 33312-4261

2026

18-3S-16-02177-115



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	18316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100		1,742	258,221
FGR	462	55		254	37,651
FOP	32	30		10	1,482
FOP	64	30		19	2,816
FOP	140	30		42	6,225
UDU	256	55		141	20,901

TOTALS	2,696			2,208	327,298
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	633.00	UT	2.00
2	0252	LEAN-TO W/	0	0	10	28	280.00	UT	3.00
3	0070	CARPORT UF	0	0	14	35	490.00	UT	2.50
4	0252	LEAN-TO W/	0	0	8	10	80.00	UT	3.00
5	0210	GARAGE U	0	0	0	0	1.00	UT	3,000.00

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

REVIEW DATE 01/31/2023 BY KS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,208	142.3105	159.39	351,933	2002	2018	0	0	7.00	93.00
1 SINGLE FAM 0% - 2022 Heated Area: 1742 HX Base Yr											
527 NW WOODLANDS TER, LAKE CITY											

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

TOTAL OB/XF									
6,571									

Total Acres: 10.01 Total Land Value: 90,090 Market: 0 Agricultural: 0 Common: 90,090

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 3			Tax Dist:					
BUILDING MARKET VALUE				327,298				
TOTAL MARKET OB/XF VALUE				6,571				
TOTAL LAND VALUE - MARKET				90,090				
TOTAL MARKET VALUE				423,959				
SOH/AGL Deduction				0				
ASSESSED VALUE				423,959				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				423,959				
TOTAL JUST VALUE				423,959				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				427,478				
SALE:1:1: LOT 15, 10.41 AC								
LAND:1:1: LOT 15								
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
19585		SFR		292		05/24/2002		
19518		PUMP/UTPOL		30		05/07/2002		
11993		M H		125		12/30/1996		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1446/307		8/27/2021		WD	Q	I	01	361,000
GRANTOR:NORRIS STEFFANIE J								
GRANTEE:STEVENSON BRADLEY P								
1372/0102		10/31/2018		WD	U	I	11	100
GRANTOR:STEPHEN ANDREW NORRIS								
GRANTEE:STEFFANIE J NORRIS								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS= W18 L3 U3 W15 D3 L3 FOP= N10 W14 S10 E14\$ W28 S31								
E14 FOP= S4 E8 N4 W8\$ E18 S3 E9 FGR= S3 E21 N22 W21 S19\$ N19								
E26 N15\$ PTR= N30 UDU= N16 W16 S16 FOP= S4 E16 N4 W16\$ E16 \$								
S30\$.								

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