LOT 2 BLOCK B LOTTIE FARMS S/D E
SF DESC IN ORB 1272-2077 FOR ADD
FOR BRIM ST

ROJAS LISSETTE
4371 ULSTER AVE
NORTH PORT, FL 34287

2026

18-4S-16-03055-152

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	18416.010 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

135 SW LOTTIE CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	61,600
TOTAL MARKET VALUE	68,600
SOH/AGL Deduction	20,076
ASSESSED VALUE	48,524
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,524
TOTAL JUST VALUE	68,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,600

SALE:1:1: ALL BLK B FOR $114000 BEING 39.30 AC-8 P

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19769	M H	125	07/24/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1270/1741	2/27/2014	WD	U	V	34	100
GRANTOR: WESTRIDGE INC						
GRANTEE: LISSETTE ROJAS						
1245/0622	10/19/2012	CD	U	V	40	0
GRANTOR: JOHN R GRAVES						
GRANTEE: LISSETTE ROJAS						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	4.60	AC		1.00	1.00	1.00	11,000.00	11,000.00	50,600							

REVIEW DATE 12/17/2024 BY JB Total Acres: 5.60 Total Land Value: 61,600 Market: 0 Agricultural: 0 Common: 61,600 PRINTED 11/19/2025 BY SYS