

**HUGHES STEPHEN/HUGHES DONNA**  
7805 1ST ST SW  
VERO BEACH, FL 32968

# 2026



| BUILDING CHARACTERISTICS |  |    |              |  |  |      |     |           |             | MARKET ADJUSTMENTS |                |     |     |      |      |  |  |      |        | COLUMBIA COUNTY PROPERTY |                            |  |  |  |  |  |  |  |  | PAGE 1 of 1 |  |  |  | 3 |
|--------------------------|--|----|--------------|--|--|------|-----|-----------|-------------|--------------------|----------------|-----|-----|------|------|--|--|------|--------|--------------------------|----------------------------|--|--|--|--|--|--|--|--|-------------|--|--|--|---|
| 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                   |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          | Tax Group: 3               |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          | Tax Dist:                  |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          | BUILDING MARKET VALUE      |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          | TOTAL MARKET OB/XF VALUE   |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          | TOTAL LAND VALUE - MARKET  |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          | TOTAL MARKET VALUE         |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          | SOH/AGL Deduction          |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          | ASSESSED VALUE             |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          | TOTAL EXEMPTION VALUE      |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          | BASE TAXABLE VALUE         |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          | TOTAL JUST VALUE           |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          | NCON VALUE                 |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          | INCOME VALUE               |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          | PREVIOUS YEAR MKT VALUE    |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          | SALE:1:1: LOT 5 (LOW SALE) |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          |                            |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          |                            |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          |                            |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          |                            |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          |                            |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          |                            |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          |                            |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          |                            |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          |                            |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          |                            |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          |                            |  |  |  |  |  |  |  |  |             |  |  |  |   |
|                          |  |    |              |  |  |      |     |           |             |                    |                |     |     |      |      |  |  |      |        |                          |                            |  |  |  |  |  |  |  |  |             |  |  |  |   |