

SE1/4 OF NW1/4 LYING W OF ACL RR
OFF N SIDE & EX 0.50 AC IN NE CO
& EX 0.97 AC MOL FOR RD R/W TAKE

SIMPKINS JOHN D/SIMPKINS VENELEAN B
481 WEST 34TH STREET
RIVIERA BEACH, FL 33404

2026

19-6S-16-03873-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3											
																		VALUATION BY STANDARD											
																		Tax Group: 3						Tax Dist:					
																		BUILDING MARKET VALUE						0					
																		TOTAL MARKET OB/XF VALUE						0					
																		TOTAL LAND VALUE - MARKET						145,150					
																		TOTAL MARKET VALUE						8,446					
																		SOH/AGL Deduction						0					
																		ASSESSED VALUE						8,446					
																		TOTAL EXEMPTION VALUE						0					
																		BASE TAXABLE VALUE						8,446					
TOTAL JUST VALUE						145,150																							
NCON VALUE						0																							
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE						145,150																							
DOR CODE						5200						CROPLAND CLS2																	
MAP NUM												MKT AREA						02											
NEIGHBORHOOD/LOC						19616.00						1.00/																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																			
TOTALS												BLD DATE						LGL DATE											
EXTRA FEATURES												XF DATE						LAND DATE											
												INC DATE						AG DATE											
L N	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									
																						05/01/2023				MLU			
BUILDING NOTES																													
BUILDING DIMENSIONS																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION				CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	5200	A	CROPLAND 2				0		A-1	0.00	0.00	19.03	AC		1.00	1.00	1.00	370.00	370.00	7,041									
2	5600	A	TIMBER 3				0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	281.00	281.00	1,405									
3	9910	M	MKT. VAL. AG				0			0.00	0.00	24.03	AC		1.00	1.00	1.00	5,000.00	5,000.00	120,150									
4	9910	M	MKT. VAL. AG				0			0.00	0.00	5.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	25,000									
REVIEW DATE 05/01/2023 BY MLU Total Acres: 24.03 Total Land Value: 8,446 Market: 145,150 Agricultural: 8,446 Common: 0 PRINTED 11/18/2025 BY SYS																													