THE N 880 FT OF SE1/4 OF SW1/4.
554-390, 802-1905, DC 1139-1024,

RS&A PROPERTIES, LLC
140 BRIGHAM RD NW
WINTER HAVEN, FL 33881

2026

21-1S-17-04556-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	21117.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	106,640
TOTAL MARKET VALUE	11,864
SOH/AGL Deduction	0
ASSESSED VALUE	11,864
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,864
TOTAL JUST VALUE	106,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/423	10/14/2022	WD	U	V	11	0
GRANTOR: DURRANCE WILLIAM DAVI						
GRANTEE: RS & A PROPERTIES,						
1461/830	2/10/2022	WD	Q	V	01	205,000
GRANTOR: DURRANCE WILLIAM DAVI						
GRANTEE: RS & A PROPERTIES,						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0					26.66	AC		1.00	1.00	1.00	445.00	445.00	11,864							
2	9910	M	MKT.VAL.AG	0					26.66	AC		1.00	1.00	1.00	4,000.00	4,000.00	106,640							

REVIEW DATE 07/20/2015 BY DF Total Acres: 26.66 Total Land Value: 11,864 Market: 106,640 Agricultural: 11,864 Common: 0 PRINTED 10/17/2025 BY SYS