

COMM AT SW COR OF THE NE1/4 OF S
1714.58 FT, ALONG THE W LINE OF
W1/2 TO POB. CONT N ALONG SAID W

GIORGETTI ANTONIO
3500 FRANTZ RD
MIAMI, FL 33133

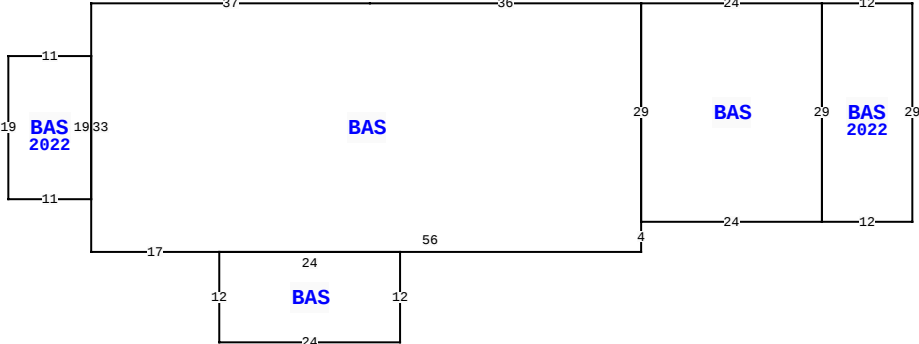
2026

21-6S-16-03899-000

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	07	07			
DOR CODE		5000IMPROVED AG			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC		21616.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	28,498
BAS	696	100		696	68,871
BAS	2,409	100		2,409	238,377
BAS	209	100	2022	209	20,681
BAS	348	100	2022	348	34,435
TOTALS	3,950			3,950	390,863

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	
2	0166	CONC, PAVMT	0	0	0	0	4,793.00	UT	2.00	2.00	
3	0031	BARN, MT AE	0	0	20	30	600.00	UT	10.00	10.00	
4	0031	BARN, MT AE	0	0	30	40	1,200.00	UT	10.00	10.00	
5	0294	SHED WOOD/	0	0	8	8	64.00	UT	7.50	7.50	
6	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	
7	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	
8	0120	CLFENCE 4	0	0	0	0	1.00	UT	2,500.00	2,500.00	
9	0040	BARN, POLE	0	0	0	0	1.00	UT	1,200.00	1,200.00	
10	0040	BARN, POLE	0	0	0	0	1.00	UT	1,000.00	1,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		A-1	0.00	0.00	5.00	AC	
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	32.00	AC	
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	21.35	AC	
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	53.35	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,950	114.7410	128.51	507,614	2002	2002	0	0	23.00	77.00
1 SINGLE FAM 0% - 0 Heated Area: 3950 HX Base Yr											
											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/10/2025 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	
2	0166	CONC, PAVMT	0	0	0	0	4,793.00	UT	2.00	2.00	
3	0031	BARN, MT AE	0	0	20	30	600.00	UT	10.00	10.00	
4	0031	BARN, MT AE	0	0	30	40	1,200.00	UT	10.00	10.00	
5	0294	SHED WOOD/	0	0	8	8	64.00	UT	7.50	7.50	
6	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	
7	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	
8	0120	CLFENCE 4	0	0	0	0	1.00	UT	2,500.00	2,500.00	
9	0040	BARN, POLE	0	0	0	0	1.00	UT	1,200.00	1,200.00	
10	0040	BARN, POLE	0	0	0	0	1.00	UT	1,000.00	1,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		A-1	0.00	0.00	5.00	AC	
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	32.00	AC	
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	21.35	AC	
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	53.35	AC	

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 3						Tax Dist:					
BUILDING MARKET VALUE						390,863					
TOTAL MARKET OB/XF VALUE						253,169					
TOTAL LAND VALUE - MARKET						262,575					
TOTAL MARKET VALUE						686,750					
SOH/AGL Deduction						0					
ASSESSED VALUE						686,750					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						686,750					
TOTAL JUST VALUE						906,607					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						914,892					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39029	ADDN SFR	0	12/12/2019
35667	ADDN SFR	297	08/09/2017
35668	ADDN SFR	171	08/09/2017
34649	STORAGE	125	11/14/2016
32156	MAINT/ALTR	155	07/24/2014
19326	SFR	408	03/18/2002

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1273/1306	4/16/2014	WD	Q	I	01	405,000			
GRANTOR:VAN HOY OKIE M									
GRANTEE:ANTONIO GIORGETTI									
0882/2271	6/10/1999	WD	Q	V		225,000			
GRANTOR:ROBERTS LAND & TIMBER									
GRANTEE:VANHOY & VANHOY 1/2									

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W36 W37 S33 E17 E56 N4 N29 \$											
BAS=[ORIG=0,29] E24 N29 W24 S29 \$											
BAS=[YR=2022;ORIG=24,0] S29 E12 N29 W12 \$											
BAS=[ORIG=-56,33] S12 E24 N12 W24 \$											
BAS=[YR=2022;ORIG=-73,7] W11 S19 E11 N19 \$											

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