S1/2 OF NW1/4 OF SW1/4.
739-259, 776-166, 879-2420, WD 1

VALIENTE CARLOS A/VALIENTE INES M
9802 NW 29TH ST
DORAL, FL 33172

2026

23-5S-15-00465-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

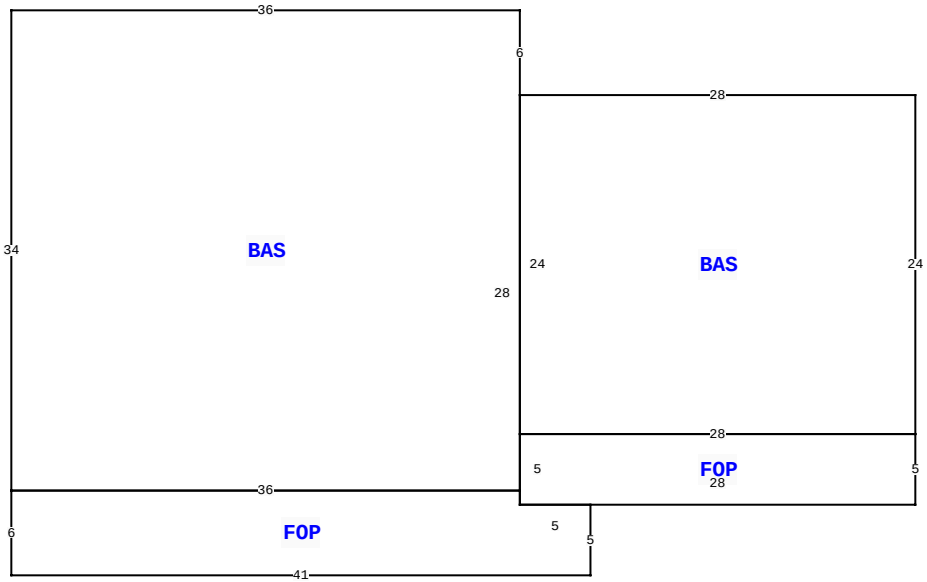
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	62,894
BAS	1,224	100		1,224	114,556
FOP	140	30		42	3,931
FOP	241	30		72	6,739
TOTALS	2,277			2,010	188,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,010	121.1045	135.64	272,636	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 0% - 0 Heated Area: 1896 HX Base Yr



1711 SW MONTEGO AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	188,119
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	205,914
SOH/AGL Deduction	0
ASSESSED VALUE	205,914
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,914
TOTAL JUST VALUE	331,119
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,845

PRCL:0:1: 01/18/06 AG REMOVED FOR 05 SALE. JS
SALE:3:1: PART IN SUWANNEE COUNTY
SALE:2:1: IN LIEU OF FORECLOSURE
SALE:1:1: 40 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050262	Roof Replacement	15,000	07/02/2024
000050263	Roof Replacement	15,000	07/02/2024
7717	SFR	20,000	10/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1056/0194	8/24/2005	WD	Q	I		299,900
GRANTOR: ANDERSON						
GRANTEE: VALIENTE						
0776/0166	6/14/1993	WD	Q	V		50,000
GRANTOR: HARBOR VIEW ANDERSON						
GRANTEE: SHAWN T ANDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 BAS= N6 W36 S34 FOP= S6 E41 N5 W5 N1 W36$ E36 N28$ S24 FOP= S5 E28 N5 W28$ E28 N24$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0020	BARN,FR	0	0	36	40	1.00	UT	0.00	0.00	100	1994	1994	3	100	1,200	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	445.00	445.00	6,675							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	133,000							

REVIEW DATE 09/03/2024 BY JS Total Acres: 20.00 Total Land Value: 14,795 Market: 133,000 Agricultural: 7,795 Common: 7,000 PRINTED 09/30/2025 BY SYS