

FIOPI UNIQUE PROPERTIES LLC
9914 NW 30 STREET
DORAL, FL 33172

24-2S-15-00089-004

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof StructureRoof CoverInterior WallInterior FloorInterior FloorAir ConditionHeating TypeBedroomsBathroomsStoriesArchitectual Units

31031405131403041.0101

VINYL SID 100GABLE/HIP 100PREFIN MT 100DRYWALL 100LAM/VNLPLK 50CARPET 50CENTRAL 100AIR DUCTED 1003 1002 1001. 100CONV 1000 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

05 050200MKT AREA0324215.001.00/

MOBILE HOME

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BASFCPFSP167472864810025401674182259149,25916,22823,093

TOTALS

3,0502,115188,580

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10031BARN,MT AE002030600.00UT10.0010.001002014201431006,000

20190FPLC PF000001.00UT1,200.001,200.001002014201431001,200

39945Well/Sept000001.00UT7,000.007,000.0010031007,000

40169FENCE/WOOD000001.00UT0.000.00100201520153100300

50266PRCH,FEP000001.00UT0.000.001002020202031009,000

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10200CBML HM0000.000.0021.00AC1.001.000.904,500.004,050.0085,050

REVIEW DATE

11/03/2022BYJD

Total Acres: 21.00Total Land Value: 85,050Market: 0Agricultural: 0Common: 85,050PRINTED 11/13/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

0202022,115118.5000117.32248,132201420140024.0076.00

1 MANUF 2 0% - 2021Heated Area: 1674HX Base Yr

FSPBASFCP

541212543131262628

BLD DATEXF DATEINC DATE

04/11/2025MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S31 E54 FCP= S26 W28 N26 E28\$ N31\$ FSP= N12 W54 S12 E54\$.

COLUMBIA COUNTY PROPERTY
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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE188,580

TOTAL MARKET OB/XF VALUE23,500

TOTAL LAND VALUE - MARKET85,050

TOTAL MARKET VALUE297,130

SOH/AGL Deduction0

ASSESSED VALUE297,130

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE297,130

TOTAL JUST VALUE297,130

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE304,574

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1413/20026/18/2020WDQI01225,000

GRANTOR: JOSEPH & RHONDA MORAC

GRANTEE: FIOPI UNIQUE PROPER

1252/13083/28/2013WDQV0154,000

GRANTOR: RUDOLPH & MARY HUGGIN

GRANTEE: JOSEPH & RHONDA MOR