

THE E 840.90 FT OF SE1/4 OF NW1/
CHASTEEN RD, EX THE N 828.02 FT
264.01 FT OF THE N 828.02 FT OF

MCCOMBS FAMILY TRUST U/A/D 09/04/2024
41 SW 5TH STREET
DANIA, FL 33004

2025

24-4S-17-08728-012

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	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 48,650 TOTAL MARKET VALUE 6,186 SOH/AGL Deduction 0 ASSESSED VALUE 6,186 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 6,186 TOTAL JUST VALUE 48,650 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 31,970																							
																				SALE:1:1: WD REPLACING AGREEMENT																							
																				PERMIT NUM DESCRIPTION AMT ISSUED																							
																				SALES DATA																							
																				<table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1523/1477</td> <td>9/04/2024</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1523/1477	9/04/2024	QC	U	V	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1523/1477	9/04/2024	QC	U	V	11	100																																					
																				GRANTOR: MCCOMBS TERRELL GRANTEE: MCCOMBS FAMILY TRUS 0800/1883 1/23/1995 WD U V 12 15,000 GRANTOR: MILLA D WARREN-BOLDIN GRANTEE: TERRELL MCCOMBS																							
																				BUILDING NOTES																							
																				BUILDING DIMENSIONS																							
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/11/2025 MLU																							
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																											
																	LAND DESCRIPTION																										
																	TOTAL OB/XF 0																										
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	5500	A	TIMBER 2	0		A-1	0.00	0.00	13.90	AC		1.00	1.00	1.00	445.00	445.00	6,186																										
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.90	AC		1.00	1.00	1.00	3,500.00	3,500.00	48,650																										
REVIEW DATE 04/11/2025 BY MLU Total Acres: 13.90 Total Land Value: 6,186 Market: 48,650 Agricultural: 6,186 Common: 0 PRINTED 08/15/2025 BY SYS																																											