S1/2 OF SE1/4 OF SW1/4 & S1/2 OF OF I-75.

SKS HOLDINGS LLC
708 LITHIA PINECREST ROAD
BRANDON, FL 33511

2026

25-6S-17-09774-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25617.00	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	322,965
TOTAL MARKET VALUE	12,477
SOH/AGL Deduction	0
ASSESSED VALUE	12,477
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,477
TOTAL JUST VALUE	322,965
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,965

SALE:2:1: 1/2 INT ONLY. 2 PARCELS - 1 DEED.
LAND:1:1: JOINS 09774-001 & 09863-000
SALE:1:1: 1/2 INT CONVEYED/ 2 PARCELS-1 DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1433/1826	3/01/2021	WD	U	I	11	100
GRANTOR: SEFCIK BRIAN S						
GRANTEE: SKS HOLDINGS LLC						
0872/0407	12/14/1998	CT	Q	V	01	63,501
GRANTOR: CLERK OF COURT						
GRANTEE: SEFCIK (SEFCIK WA						

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	31.77	AC		1.00	1.00	1.00	281.00	281.00	8,927							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800							
3	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	30.00	AC		1.00	1.00	1.00	25.00	25.00	750							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	71.77	AC		1.00	1.00	1.00	4,500.00	4,500.00	322,965							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 71.77 Total Land Value: 12,477 Market: 322,965 Agricultural: 12,477 Common: 0 PRINTED 11/06/2025 BY SYS