AKA PARCEL F DEER HILLS UNREC: C
OF NW1/4 OF SW1/4, RUN S 309.85
S 30.05 FT FOR POB, CONT S 30.01

SAAVEDRA NELIDA
1482 SPRINGSIDE R
FORT LAUDERDALE, FL 33326

2026

26-4S-17-08747-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26417.020 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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	95,095
TOTAL MARKET VALUE	95,095
SOH/AGL Deduction	0
ASSESSED VALUE	95,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,095
TOTAL JUST VALUE	95,095
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,095

SALE:1:2: GRANTEE CO'S

SALE:1:1: TERRY KELLY IS PRESIDENT OF BOTH GRANTOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1548/1712	9/08/2025	LE	U	V	14	100
GRANTOR: SAAVEDRA NELIDA (ENH						
GRANTEE: SAAVEDRA NELIDA REV						
1547/1919	8/22/2025	WD	Q	V	01	110,000
GRANTOR: MASON BILLY L						
GRANTEE: SAAVEDRA NELIDA						

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 09/11/2025 BY TP Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 10/10/2025 BY SYS