

(AKA LOT 27 HAWK'S RIDGE S/D UNR
OF SW1/4 OF SW1/4, RUN S 705.26
N 704.20 FT, E 653.64 FT TO POB.

CAYNA PROPERTIES INC
16103 SW 2ND DR
PEMBROKE PINES, FL 33027

2025

26-6S-17-09859-827


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	PAGE 1 of 1						
DOR CODE			0000 VACANT													VALUATION SUMMARY					
MAP NUM			MKT AREA													STANDARD					
NEIGHBORHOOD/LOC			35617.020 1.00/													VALUATION BY					
AREA TYPE			TOTAL GROSS AREA			PCT OF BASE			YEAR			TOT ADJ AREA			SUBAREA MARKET VALUE			Tax Group: 3 Tax Dist:			
TOTALS																		BUILDING MARKET VALUE			
EXTRA FEATURES			433 SE STONICH LN, LAKE CITY			BLD DATE			LGL DATE			04/07/2025			MLU			TOTAL MARKET OB/XF VALUE			
						XF DATE			LAND DATE									TOTAL LAND VALUE - MARKET			
						INC DATE			AG DATE									TOTAL MARKET VALUE			

OFF RECORD Number	DATE	TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE
1435/1116	4/13/2021	QC	U	V	V	11	13,400
GRANTOR: FABIAN JESUS A							
GRANTEE: CAYNA PROPERTIES IN							
1147/0356	2/20/2008	WD	Q	V	V	01	100
GRANTOR: JESUS A & GILSCETT FA							
GRANTEE: JESUS A FABIAN							

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
1	0000	VAC RES	0						10.56	AC	1.00	1.00	0.80		7,000.00	

BUILDING NOTES															
BUILDING DIMENSIONS															

LAND DESCRIPTION																TOTAL OB/XF								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	0		A-1	0.00	0.00	10.56	AC		1.00	1.00	0.80	7,000.00	5,600.00	59,136							