

BEG SW COR OF SE1/4, RUN N 1598.  
 R/W LINE I-75, SE ALONG R/W APPR  
 LINE OF SEC, RUN W ALONG SEC LIN

VMM GROUP INC  
 1775 NW 97TH AVE  
 DORAL, FL 33172

**2025**

30-4S-17-08913-007  


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 STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 124,185 TOTAL MARKET VALUE 4,091 SOH/AGL Deduction 0 ASSESSED VALUE 4,091 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 4,091 TOTAL JUST VALUE 124,185 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 116,880 LAND:1:2: 2 DIFFERENT SEC'S. WP PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1259/0785 7/31/2013 WD Q V 05 90,000 GRANTOR: EVA E HARRISON GRANTEE: VMM GROUP INC BUILDING NOTES BUILDING DIMENSIONS									
DOR CODE		6200 PASTURE CLS33																													
MAP NUM		MKT AREA								01																					
NEIGHBORHOOD/LOC		30417.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										BLD DATE		LGL DATE		04/08/2025 MLU																	
EXTRA FEATURES										XF DATE		LAND DATE																			
INC DATE										AG DATE																					
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	6200	A	PASTURE 3	0		A-1	0.00	0.00	14.61	AC		1.00	1.00	1.00	280.00	280.00	4,091														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.61	AC		1.00	1.00	1.00	8,500.00	8,500.00	124,185														
REVIEW DATE 04/08/2025 BY MLU Total Acres: 14.61 Total Land Value: 4,091 Market: 124,185 Agricultural: 4,091 Common: 0 PRINTED 08/11/2025 BY SYS																															