BEG AT SE COR OF SW1/4 OF SEC, R
FT, CONT NW 832.54 FT FOR POB, R
TO E R/W OF COUNTY GRADED RD, NW

LLOYD SELWYN
1119 NW 11 CT
FORT LAUDERDALE, FL 33311

**2026**

**30-4S-18-10513-017**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 1418.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/11/2025 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 | 35,035 |
| TOTAL MARKET VALUE | 35,035 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 35,035 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 35,035 |
| TOTAL JUST VALUE | 35,035 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 35,035 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1470/61 | 6/29/2022 | WD | Q | V | 01 | 58,000 |
| GRANTOR: GRAND-PIERRE REGINE | | | | | | |
| GRANTEE: LLOYD SELWYN | | | | | | |
| 1175/1949 | 6/15/2009 | QC | U | V | 11 | 100 |
| GRANTOR: ANNE GRAND-PIERRE | | | | | | |
| GRANTEE: REGINE & RACHELLE G | | | | | | |

### 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 | 0000 | C | VAC RES | 0 | | | 0.00 | 0.00 | 10.01 | AC | | 1.00 | 1.00 | 0.50 | 7,000.00 | 3,500.00 | 35,035 | | | | | | | |

REVIEW DATE 04/11/2025 BY MLU Total Acres: 10.01 Total Land Value: 35,035 Market: 0 Agricultural: 0 Common: 35,035 PRINTED 11/18/2025 BY SYS