

THE W 497.68 FT OF THE E
994.46 FT OF THE S 876.50 FT
OF THE NW1/4 OF SW1/4.

TORRESE JOHN C/TORRESE ERIC S
29520 SW 194TH AVE
HOMESTEAD, FL 33030

2026

35-2S-15-00111-113



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 3												
																VALUATION BY STANDARD														
																Tax Group: 3					Tax Dist:									
																BUILDING MARKET VALUE										0				
																TOTAL MARKET OB/XF VALUE										4,000				
																TOTAL LAND VALUE - MARKET										90,090				
																TOTAL MARKET VALUE										7,704				
																SOH/AGL Deduction										1,321				
																ASSESSED VALUE										6,383				
																TOTAL EXEMPTION VALUE										0				
																BASE TAXABLE VALUE										6,383				
TOTAL JUST VALUE										94,090																				
NCON VALUE										0																				
INCOME VALUE																														
PREVIOUS YEAR MKT VALUE										94,090																				
DOR CODE						5200CROPLAND CLS2																								
MAP NUM						MKT AREA 01																								
NEIGHBORHOOD/LOC						35215.00 1.00/																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																BLD DATE				LGL DATE										
EXTRA FEATURES																XF DATE		LAND DATE		04/07/2025 MLU										
																INC DATE		AG DATE		07/13/2022 SPF										
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	9946	Well	0 0	0 0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																
																	BUILDING NOTES													
																	BUILDING DIMENSIONS													
LAND DESCRIPTION																														
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	5200	A	CROPLAND 2	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	370.00	370.00	3,704													
2	9910	M	MKT. VAL. AG	0			0.00	0.00	10.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,090													
REVIEW DATE 12/30/2022 BY JD																														
Total Acres: 10.01																														
Total Land Value: 3,704																														
Market: 90,090																														
Agricultural: 3,704																														
Common: 0																														
PRINTED 11/06/2025 BY SYS																														