COMM NE COR OF SE1/4 OF NW1/4, R
POB, CONT W 526.09 FT TO S R/W W
ST, W'LY ALONG R/W 605.84 FT, S

FLORIDA POWER & LIGHT CO
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

2026

35-3S-17-07314-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.00	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	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	77,840
TOTAL MARKET VALUE	77,840
SOH/AGL Deduction	0
ASSESSED VALUE	77,840
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,840
TOTAL JUST VALUE	77,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1305/1507	12/04/2015	WD	U	V	20	199,000
GRANTOR: MICHAEL SHAWN ANDERSO						
GRANTEE: FLORIDA POWER & LIG						
1078/1532	10/18/2005	WD	Q	V		92,500
GRANTOR: HARLEY FOREST PRODUCT						
GRANTEE: MICHAEL SHAWN ANDER						

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	9100	C	UTILITY	0			0.00	0.00	5.56	AC		1.00	1.00	1.00	14,000.00	14,000.00	77,840							

REVIEW DATE 03/16/2020 BY CP Total Acres: 5.56 Total Land Value: 77,840 Market: 0 Agricultural: 0 Common: 77,840 PRINTED 11/18/2025 BY SYS