THE N 1 AC OF 2 AC OFF THE W SID
OF SW1/4 OF NW1/4, EX RD R/W.

GREEN ANGELA SAUNDERS/BANKS FREDRICKA SAUNDERS
10460 SW 176TH ST
MIAMI, FL 33157

2026

35-3S-17-07383-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.010 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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,953
TOTAL MARKET VALUE	6,953
SOH/AGL Deduction	0
ASSESSED VALUE	6,953
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,953
TOTAL JUST VALUE	6,953
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1117/0451	4/09/2007	QC	Q	V	01	100
GRANTOR: FREDDIE SANDERS						
GRANTEE: ANGELA SAUNDERS GRE						
1088/2246	6/22/2006	QC	Q	V	01	100
GRANTOR: ANNE SANDERS (A/K/A A						
GRANTEE: FREDRICKA SAUNDERS						

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	27,813.00	SF		1.00	1.00	1.00	0.25	0.25	6,953							

REVIEW DATE 02/16/2017 BY BC Total Acres: 0.64 Total Land Value: 6,953 Market: 0 Agricultural: 0 Common: 6,953 PRINTED 11/07/2025 BY SYS