LOT 3 KING'S WOOD S/D.
473-088, 617-371, 792-1687, DC
833-209, 833-210, CT 1320-1802

FERNANDES WHALEY/FERNANDES FLORALBA
9249 NW 33RD TER
BRANDFORD, FL 32008

2026

35-4S-16-03292-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35416.010 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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	27,000
SOH/AGL Deduction	6,224
ASSESSED VALUE	20,776
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,776
TOTAL JUST VALUE	27,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/1540	8/20/2020	WD	Q	V	01	13,000
GRANTOR: JLEFT LLC						
GRANTEE: WHALEY & FLORALBA F						
1339/1281	6/08/2017	WD	U	I	12	61,000
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: JLEFT LLC						

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

BUILDING NOTES

BUILDING DIMENSIONS

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		00	0.00	0.00	1.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	27,000							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 1.50 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 11/19/2025 BY SYS