

MONTENEGRO RANCH LLC
225 EAST DANIA BEACH BLVD
DANIA BEACH, FL 33004

36-4S-16-03383-000

[illegible]

BEG SW COR OF SW1/4 OF SE1/4, N
GLENWOOD CIR, E 298.92 FT, S 306
FT TO POB & COMM SW COR OF SW1/4

MONTENEGRO RANCH LLC
225 EAST DANIA BEACH BLVD
DANIA BEACH, FL 33004

2026

36-4S-16-03383-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	650	100		650	49,319
BAS	1,610	100		1,610	122,158
FOP	20	30		6	455
FOP	20	30		6	455
FSP	182	40		73	5,539
TOTALS	2,482			2,345	177,926

TOTALS		2,462			2,545	177,320		
EXTRA FEATURES								
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W		
11	0294	SHED WOOD/	0	0	9	24		
12	0166	CONC, PAVMT	0	0	0	0		

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D

MARKET ADJUSTMENTS

2 SINGLE FAM 0% - 2024

Heated Area: 2260

HX Base Yr

878 SW HAMLET CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		321, 228	
TOTAL MARKET OB/XF VALUE		33, 677	
TOTAL LAND VALUE - MARKET		59, 510	
TOTAL MARKET VALUE		414, 415	
SOH/AGL Deduction		0	
ASSESSED VALUE		414, 415	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		414, 415	
TOTAL JUST VALUE		414, 415	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		414, 415	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/1223	12/15/2023	WD	Q	I	05	2,400,000
GRANTOR: DIAZ RANCH LLC						
GRANTEE: MONTENEGRO RANCH LL						
1505/1219	12/14/2023	WD	U	V	11	100
GRANTOR: CHANDLER PHYLLIS LITT						
GRANTEE: MONTENEGRO RANCH LL						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W56 S26 E15 FSP= S14 E13 N14 W13\$ E13 S14 E11 N14 E17 FOP= S4 E5 N4 W5\$ BAS= E25 N26 W20 FOP= N4 W5 S4 E5\$ W5 S26\$ N26\$.											