LOT 5 BLOCK 9 FOREST HILLS S/D U

743-1348, 747-1783,

BORRERO PEDRO J/BORRERO CLARA V
10835 BREAKING ROCKS DR
TAMPA, FL 33647

2027

00-00-00-07762-105

BUILDING CHARACTERISTICS

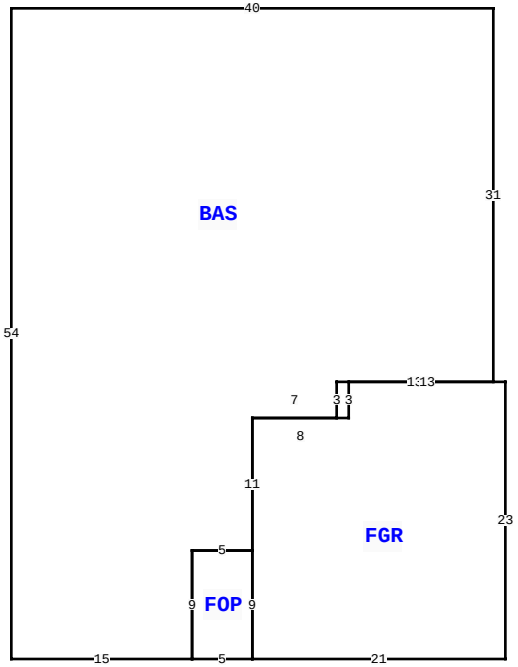
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100		1,676	163,372
FGR	459	55		252	24,564
FOP	45	30		14	1,365
TOTALS	2,180			1,942	189,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,942	136.0161	149.62	290,562	1991	1991	0	0	0	34.85	65.15

1 SINGLE FAM 0% - 0 Heated Area: 1676 HX Base Yr



623 SE SUNFLOWER PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

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
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	19	39	741.00	UT	1.40	1.40	100	0	0	3	100	1,037	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	0	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0294	SHED WOOD/	0	0	8	12	96.00	UT	7.50	7.50	100	1993	1993	3	100	720	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
7	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	189,301
TOTAL MARKET OB/XF VALUE	4,607
TOTAL LAND VALUE - MARKET	15,039
TOTAL MARKET VALUE	208,947
SOH/AGL Deduction	0
ASSESSED VALUE	208,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,947
TOTAL JUST VALUE	208,947
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,388

SALE:1:1: LOT 5, BLK 9, FOREST HILLS UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
414	MAINT/ALTR	50	08/06/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0747/1783	7/01/1991	WD	Q	I		82,500

GRANTOR: SMITH-TODD

GRANTEE: PEDRO BORRERO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S54 E15 FOP= E5 N9W5 S9$ N9 E5 FGR= S9 E21 N23 W13 S3 W8 S11$ N11 E7 N3 E13 N31$.

LAND DESCRIPTION

TOTAL OB/XF 4,607

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	0100	C	SFR	0		*RSF-	290.00	110.00	10,026.00	SF		1.00	1.00	1.00	1.50	1.50	15,039							

REVIEW DATE 11/16/2016 BY DF Total Acres: 0.23 Total Land Value: 15,039 Market: 0 Agricultural: 0 Common: 15,039 PRINTED 11/17/2026 BY SYS