LOTS 28 & 29 FRANK THOMAS S/D UN
COMM SW COR OF NW1/4 OF NE1/4, R
FOR POB, CONT S 360 FT, E 267 FT

ALLEN RONALD RAY/ALLEN KARYN MARIE
2508 FLEMING AVENUE SW
PALM BAY, FL 32908

2026

01-2S-17-04659-128

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	1217.0100 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: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,280
TOTAL LAND VALUE - MARKET	12,320
TOTAL MARKET VALUE	20,600
SOH/AGL Deduction	0
ASSESSED VALUE	20,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,600
TOTAL JUST VALUE	20,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042729	Electrical Servic	0	09/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/2016	10/21/2020	WD	U	V	11	100
GRANTOR: STEVE I & DEBRA C RAU						
GRANTEE: RANDAL B HENDERSON						
1422/1312	10/20/2020	QC	U	V	11	100
GRANTOR: LINDA RODD NKA LINDA						
GRANTEE: RANDAL B HENDERSON						

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
1	0294	SHED WOOD/	0	0	18	28	1.00	UT	0.00	0.00	100	2005	2005	3	100	3,780	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 8,280

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	0700	C	MISC RES	0			0.00	0.00	2.20	AC		1.00	1.00	1.00	5,600.00	5,600.00	12,320							

REVIEW DATE 10/07/2021 BY JB Total Acres: 2.20 Total Land Value: 12,320 Market: 0 Agricultural: 0 Common: 12,320 PRINTED 03/25/2026 BY SYS