

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



| BUILDING CHARACTERISTICS   |            |              |                      |     |     |          |       |       |             | MARKET ADJUSTMENTS |           |           |             |                |                |                 |            |                             |      | COLUMBIA COUNTY PROPERTY   |        |                   |    |        |  |  |  |  |  |  |  |
|--|------------|--------------|----------------------|-----|-----|----------|-------|-------|-------------|--------------------|-----------|-----------|-------------|----------------|----------------|-----------------|------------|-----------------------------|------|--|--------|-------------------|----|--------|--|--|--|--|--|--|--|
| ELEMENT  | CD         | CONSTRUCTION |                      |     |     |          |       |       |             | TYPE               | MDL       | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB        | ECON                        | FNCT | NORM   | % COND | VALUATION SUMMARY |    |        |  |  |  |  |  |  |  |
|  |            |              |                      |     |     |          |       |       |             |                    |           |           |             |                |                |                 |            |                             |      | VALUATION BY STANDARD<br>Tax Group: 3 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 8,280<br>TOTAL LAND VALUE - MARKET 12,320<br>TOTAL MARKET VALUE 20,600<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 20,600<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 20,600<br>TOTAL JUST VALUE 20,600<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 20,600 |        |                   |    |        |  |  |  |  |  |  |  |
|  |            |              |                      |     |     |          |       |       |             |                    |           |           |             |                |                |                 |            |                             |      | PERMIT NUM DESCRIPTION AMT ISSUED<br>000042729 Electrical Servic 0 09/13/2021  |        |                   |    |        |  |  |  |  |  |  |  |
|  |            |              |                      |     |     |          |       |       |             |                    |           |           |             |                |                |                 |            |                             |      | SALES DATA<br>OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE<br>1422/2016 10/21/2020 WD U V 11 100<br>GRANTOR: STEVE I & DEBRA C RAU<br>1422/1312 10/20/2020 QC U V 11 100<br>GRANTOR: LINDA RODD NKA LINDA<br>GRANTEE: RANDAL B HENDERSON  |        |                   |    |        |  |  |  |  |  |  |  |
|  |            |              |                      |     |     |          |       |       |             |                    |           |           |             |                |                |                 |            |                             |      | BLD DATE LGL DATE<br>XF DATE LAND DATE<br>INC DATE AG DATE   |        |                   |    |        |  |  |  |  |  |  |  |
| TOTALS   |            |              |                      |     |     |          |       |       |             |                    |           |           |             |                |                |                 |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| EXTRA FEATURES   |            |              |                      |     |     |          |       |       |             |                    |           |           |             |                |                |                 |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| L N  | 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           |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| TOTAL OB/XF 8,280  |            |              |                      |     |     |          |       |       |             |                    |           |           |             |                |                |                 |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| L N  | USE CODE   | CLS          | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE          | D T       | DPHT 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 06/09/2026 BY SYS |            |              |                      |     |     |          |       |       |             |                    |           |           |             |                |                |                 |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |