

COMM NW COR OF SW1/4 OF SEC, RUN
771.80 FT FOR POB, CONT E 50 FT
HEIGHTS BLVD, SE ALONG R/W 229.5

TORTORICE JULIA
10069 NW 38 TER
BRANFORD, FL 32008

2026

01-4S-16-02678-027



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur		N/A	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
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	03		100
Kitchen Adjus	01		100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,070	100	
FGR	484	55	
FOP	35	30	
FSP	289	40	
USP	320	35	
TOTALS	3,198		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,574	105.2520	119.99	308,854	1994	1994	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 2070 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		200,755	
TOTAL MARKET OB/XF VALUE		7,857	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		233,612	
SOH/AGL Deduction		0	
ASSESSED VALUE		233,612	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		233,612	
TOTAL JUST VALUE		233,612	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		227,582	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045440	Solar Power Syste	15,979	09/13/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0969/0912	12/06/2002	WD	Q	I		145,900
GRANTOR: CORPORATE TRANSFER SE						
GRANTEE: TIMOTHY TOTORICE &						
0969/0908	12/06/2002	WD	Q	I		145,900
GRANTOR: STEPHEN A FURST						
GRANTEE: CORPORATE TRANSFER						

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	1,331.00	UT	1.50	1.50	100	0	0	3	100	1,997	
3	0120	CLFENCE 4	0	0	0	240.00	UT	4.50	4.50	100	1993	1993	3	100	1,080	
4	0294	SHED WOOD/	0	0	12	144.00	UT	7.50	7.50	100	1993	1993	3	100	1,080	
5	0169	FENCE/WOOD	0	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W16 S44 FGR= S22 E22 N22 W22\$ E33 N3 FOP= E7 N5 W7S5\$ N5 E7 S5 E10 N6 E7 N15 USP= E16 N20 W16 S20\$ N15 FSP= N5 W41 S8 E28 N3 E13\$ W13 S3 W28 N8\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0140	C	SFR GOLF	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							