

COMM SW COR OF W1/2, RUN N
2185.08 FT FOR POB, CONT N
981.27 FT, E 2004.15 FT, S

KATIE R SANTOS
541 SW 72ND AVENUE
PEMBROKE PINES, FL 33023

2026

01-6S-15-00497-003



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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 4,000 TOTAL LAND VALUE - MARKET 286,770 TOTAL MARKET VALUE 18,651 SOH/AGL Deduction 1,072 ASSESSED VALUE 17,579 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 17,579 TOTAL JUST VALUE 290,770 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 238,630																																					
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1384/2472</td> <td>5/03/2019</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: PATRICK NICOLE GRANTEE: KATIE R SANTOS <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1384/2449</td> <td>5/03/2019</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: SOUTH FLORIDA OUTFIT GRANTEE: PATRICK NICOLE										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1384/2472	5/03/2019	QC	U	V	11	100	OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1384/2449	5/03/2019	QC	U	V	11	100
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1384/2449	5/03/2019	QC	U	V	11	100																																																			
																				PERMIT NUM 37559 DESCRIPTION PUMP/UTPOL AMT 50 ISSUED 12/19/2018 SALES:1:1: 53.64 AC HEIR PROPERTY (WILL)																																					
																				BLD DATE XF DATE INC DATE																																					
																				LGL DATE 05/07/2026 MLU																																					
TOTALS																																																									
EXTRA FEATURES										640 SW SPRUCE RD, FORT WHITE																																															
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	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 4,000																																															
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	5600	A	TIMBER 3	0		00	0.00	0.00	52.14	AC		1.00	1.00	1.00	281.00	281.00	14,651																																								
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	52.14	AC		1.00	1.00	1.00	5,500.00	5,500.00	286,770																																								
REVIEW DATE 04/09/2019 BY DF Total Acres: 52.14 Total Land Value: 14,651 Market: 286,770 Agricultural: 14,651 Common: 0 PRINTED 05/08/2026 BY SYS																																																									