LOT 53 APPALACHIE TRACE UNR:
COMM NE COR OF SW1/4, RUN S
476.66 FT FOR POB, CONT SOUTH

NAVIN GERALD F
5251 SW 82ND AVE
DAVIE, FL 33328

2026

02-6S-16-03766-153

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3616.0100 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	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	107,010
TOTAL MARKET VALUE	107,010
SOH/AGL Deduction	36,160
ASSESSED VALUE	70,850
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,850
TOTAL JUST VALUE	107,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1035/2514	1/14/2005	WD	U	V	08	39,000
GRANTOR: ESTES						
GRANTEE: GERALD F NAVIN						
0883/2015	6/15/1999	WD	Q	V		27,000
GRANTOR: COLUMBIA TIMBERLAND						
GRANTEE: ESTES						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	11.89	AC		1.00	1.00	1.00	9,000.00	9,000.00	107,010							

REVIEW DATE 04/16/2026 BY KS Total Acres: 11.89 Total Land Value: 107,010 Market: 0 Agricultural: 0 Common: 107,010 PRINTED 06/09/2026 BY SYS