LOT 6 OF REPLAT OF LOT 20 ROLLIN
UNREC.

AMERITAX RD INC
18824 NW 80TH AVE
HIALEAH, FL 33015

2027

02-6S-17-09552-106

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2617.0200 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	05/08/2026 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	14,355
TOTAL MARKET VALUE	14,355
SOH/AGL Deduction	846
ASSESSED VALUE	13,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,509
TOTAL JUST VALUE	14,355
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,355

SALE:1:1: .55 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1051/2355	6/07/2005	WD	Q	V		13,000
GRANTOR: LARICES ENTERPRISES						
GRANTEE: AMERITAX RD INC						
1049/1003	5/26/2005	WD	Q	V		12,500
GRANTOR: LOUIS ZANGARA						
GRANTEE: LARICE'S ENTERPRISE						

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	0000	C	VAC RES	0		00	0.00	0.00	0.55	AC		1.00	1.00	1.45	18,000.00	26,100.00	14,355							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 0.55 Total Land Value: 14,355 Market: 0 Agricultural: 0 Common: 14,355 PRINTED 11/17/2026 BY SYS