BEG AT NE COR NW1/4 OF SEC RUN S 64.72 FT TO N R/W OF NE DREW ROAD, SW ALONG R/W 2286.34 FT,

OSCEOLA TREE FARM LLC
4301-A 34TH ST NORTH
ST PETERSBURG, FL 33714

2027

03-2S-17-04665-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	1217.00	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

1191 NE DREW RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/07/2022 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	120,290
TOTAL MARKET VALUE	24,002
SOH/AGL Deduction	0
ASSESSED VALUE	24,002
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,002
TOTAL JUST VALUE	120,290
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,290

LAND:1:1: 1992 DOR STUDY

BLDG:1:1: 1992 DOR STUDY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1260/0616	8/20/2013	WD	Q	I	05	205,000
GRANTOR: AMIRA A FAYAD						
GRANTEE: ASCEOLA TREE FARM L						
1195/0916	5/14/2010	WD	Q	I	01	240,000
GRANTOR: ROBERT A LAFATA						
GRANTEE: AMIRA A FAYAD						

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	42.70	AC		1.00	1.00	1.00	445.00	445.00	19,002							
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	42.70	AC		1.00	1.00	1.00	2,700.00	2,700.00	115,290							

REVIEW DATE 12/07/2022 BY MLU Total Acres: 44.70 Total Land Value: 24,002 Market: 115,290 Agricultural: 19,002 Common: 5,000 PRINTED 11/17/2026 BY SYS