

WEST 30 FT OF LOT 2, BLK B, SMIT  
AT NW COR OF LOT 2, RUN W 173.70  
FT, E 173.70 FT, NORTH 216.05 FT

AARON THEODORE SR  
7150 NW 21ST CT  
SUNRISE, FL 33313-3831

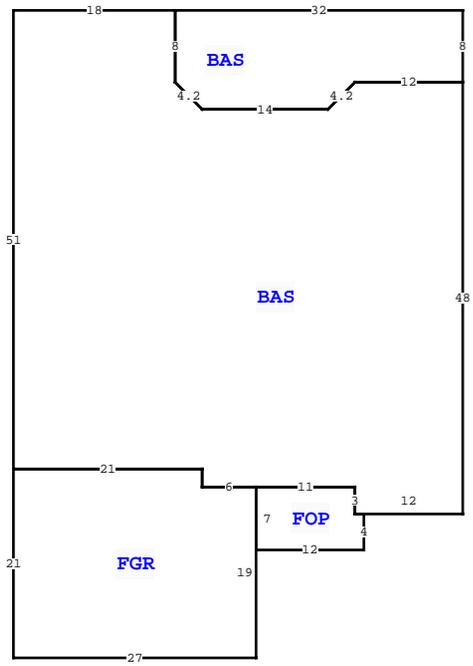
2026

03-4S-17-07592-031



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	307	100
BAS	2,337	100
FGR	555	55
FOP	81	30
TOTALS	3,280	2,973

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2005								
Heated Area: 2644						HX Base Yr 2005					



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		285,571
TOTAL MARKET OB/XF VALUE		4,342
TOTAL LAND VALUE - MARKET		17,044
TOTAL MARKET VALUE		306,957
SOH/AGL Deduction		96,054
ASSESSED VALUE		210,903
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		154,492
TOTAL JUST VALUE		306,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052793	Roof Replacement	20,061	04/02/2025
37851	REMODEL	0	03/11/2019
21535	SFR	662	02/20/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/468	4/01/2024	LE U		I	14	100
GRANTOR: AARON THEODORE SR						
GRANTEE: AARON THEODORE SR (						
1002/0579	12/15/2003	WD Q	V			12,000
GRANTOR: JEFFERY HILL						
GRANTEE: AARON						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	1,371.00	UT	2.00	2.00	100	2004
2	0140	CLFENCE	6	0	100	1.00	UT	0.00	0.00	100	2012
3	0140	CLFENCE	6	0	100	1.00	UT	0.00	0.00	100	2012
4	0070	CARPURT UF	0	100	0	1.00	UT	0.00	0.00	100	2012

TOTAL OB/XF											
4,342											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W18 S51 FGR= S21 E27 N19 W6 N2 W21\$ E21 S2 E6 FOP= S7 E12 N4 W1 N3 W11\$ E11 S3 E12 N48 BAS= N8 W32 S8 D3 R3 E14 R3 U3 E12\$ W12 D3 L3 W14 L3 U3 N8\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100			0.00	0.00	1.01	AC	1.00