

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

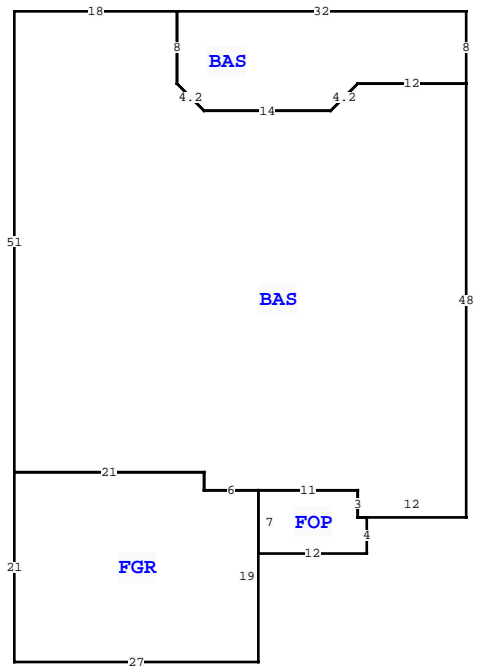
AARON THEODORE SR  
 7150 NW 21ST CT  
 SUNRISE, FL 33313-3831

**2026**

03-4S-17-07592-031

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	YEAR
BAS	307	100	
BAS	2,337	100	
FGR	555	55	
FOP	81	30	
TOTALS	3,280		

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		PAGE 1 of 1	2
VALUATION SUMMARY			
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		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	2.00
2	0140	CLFENCE 6	0.00
3	0140	CLFENCE 6	0.00
4	0070	CARPURT UF	0.00

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	0166	CONC, PAVMT	0	100	0	1,371.00	UT	2.00	2.00	100	2004	2004	3	100	2,742	
2	0140	CLFENCE 6	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	650	
3	0140	CLFENCE 6	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	650	
4	0070	CARPURT UF	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

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		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100			0.00	0.00	1.01	AC		1.00	1.00	1.25	13,500.00	16,875.00	17,044							