LOT 10 APPALACHIE TRACE UNR:
BEG NW COR OF NE1/4, RUN E
566.55 FT, S 858.10 FT TO N

ROCHE ZEIDY MD PA
2501 OHIO AVE
FORT PIERCE, FL 34950

2026

03-6S-16-03766-110

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	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,300
TOTAL LAND VALUE - MARKET	111,870
TOTAL MARKET VALUE	115,170
SOH/AGL Deduction	38,166
ASSESSED VALUE	77,004
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,004
TOTAL JUST VALUE	115,170
NCON VALUE	3,300
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1009/0367	3/05/2004	WD	Q	V	01	31,000
GRANTOR: ELBA MARTINEZ						
GRANTEE: ZEIDY ROCHE						
0968/0477	10/03/1998	QC	Q	V	01	21,800
GRANTOR: MARTINEZ, CALDRON U G						
GRANTEE: ELBA MARTINEZ						

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
1	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
2	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,300

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	10.17	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,870							

REVIEW DATE 04/20/2026 BY KS Total Acres: 10.17 Total Land Value: 111,870 Market: 0 Agricultural: 0 Common: 111,870 PRINTED 06/09/2026 BY SYS