LOT 25 APPALACHIE TRACE UNR:
COMM SE COR OF SEC, RUN N
752.75 FT TO POB, W 579.35 FT,

KOBIALKO THADDEUS/KOBIALKO JACQUELINE
6460 NW 55 ST
CORAL SPRINGS, FL 33067

2026

03-6S-16-03766-125

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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

330 SW CHIPPEWA GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	7,000
TOTAL LAND VALUE - MARKET	85,552
TOTAL MARKET VALUE	92,552
SOH/AGL Deduction	29,186
ASSESSED VALUE	63,366
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,366
TOTAL JUST VALUE	92,552
NCON VALUE	7,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1409/1538	4/08/2020	WD	Q	V	01	44,500
GRANTOR: RONDA HALL						
GRANTEE: THADDEUS KOBIALKO &						
1409/0749	4/02/2020	WD	U	V	11	0
GRANTOR: CARLTON DELANDO BROOK						
GRANTEE: RONDA HALL						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0700	C	MISC RES	0		A-1	0.00	0.00	10.37	AC		1.00	1.00	0.75	11,000.00	8,250.00	85,552							

REVIEW DATE 04/20/2026 BY KS Total Acres: 10.37 Total Land Value: 85,552 Market: 0 Agricultural: 0 Common: 85,552 PRINTED 06/09/2026 BY SYS