

LOT 18 SEDGEFIELD S/D PHASE 1.  
 WD 1004-552, WD 1005-2395, WD 12

TOLEDO ELIOT JR/TOLEDO ALEX W  
 367 GRAND AVE  
 BROOKSVILLE, FL 34604

**2026**

03-6S-16-03767-118  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 65,000 TOTAL MARKET VALUE 65,000 SOH/AGL Deduction 16,685 ASSESSED VALUE 48,315 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 48,315 TOTAL JUST VALUE 65,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 55,000																			
DOR CODE 0000 VACANT																																							
MAP NUM MKT AREA 02																																							
NEIGHBORHOOD/LOC 3616.00 1.00/																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1273/1894 4/29/2014 QC U V 11 100 GRANTOR: CRUZ M R GUTIERREZ GRANTEE: ELIOT TOLEDO JR & A 1237/2767 7/10/2012 WD U V 40 40,000 GRANTOR: SEDGEFIELD LAND COMPA GRANTEE: CRUZ M R GUTIERREZ																			
TOTALS																				BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU									
EXTRA FEATURES																														BUILDING NOTES									
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	BUILDING DIMENSIONS																						
																	TOTAL OB/XF 0																						
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000																						
REVIEW DATE 05/07/2026 BY MLU Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/08/2026 BY SYS																																							