LOT 21 SEDGEFIELD S/D PHASE 1.
957-546, WD 1051-2014, WD 1521-1

MIRANDA 2307 FAMILY REVOCABLE TRUST UTD 7/22/24
8903 NW 171ST LN
HIALEAH, FL 33018

2026

03-6S-16-03767-121

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
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	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	16,000
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	81,000
SOH/AGL Deduction	4,500
ASSESSED VALUE	76,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,500
TOTAL JUST VALUE	81,000
NCON VALUE	16,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053814	Storage Building	15,000	09/18/2025
000053233	Electrical Servic		05/27/2025
000052241	Right-of-Way Acce		02/04/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/1234	8/16/2024	WD	Q	V	01	85,000
GRANTOR: HERNANDEZ DANY						
GRANTEE: MIRANDA 2307 FAMILY						
1051/2014	6/24/2005	WD	Q	V		60,000
GRANTOR: O'STEEN						
GRANTEE: HERNANDEZ						

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	0040	BARN,POLE	0	0	40	60	2,400.00	UT	5.00	5.00	100	2026	2025		100	12,000	
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2026	2025		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 16,000

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/21/2026 BY robin Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/26/2026 BY SYS