

LOT 22 SEDGEFIELD S/D PHASE 3.
 WD 1089-554, QC 1167-101
 QC 1216-73

NADEAU MICHAEL/NADEAU KRISTINE
 8293 BLUE CYPRESS DR
 LAKE WORTH, FL 33467

2026

03-6S-16-03767-322



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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 55,000 TOTAL MARKET VALUE 55,000 SOH/AGL Deduction 6,685 ASSESSED VALUE 48,315 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 48,315 TOTAL JUST VALUE 55,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 55,000										
DOR CODE 0000 VACANT																	PERMIT NUM DESCRIPTION AMT ISSUED										
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												SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / CD RSN SALE PRICE 1216/0073 5/10/2011 QC U V 11 100 GRANTOR: MICHAEL NADEAU CONSUL GRANTEE: MICHAEL & KRISTINE 1167/0101 2/03/2009 QC U V 11 100 GRANTOR: MICHAEL & KRISTINE NA GRANTEE: MICHAEL NADEAU CONS										
TOTALS																	BLD DATE LGL DATE XF DATE LAND DATE 04/07/2025 MLU INC DATE AG DATE										
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											
																	LAND DESCRIPTION TOTAL OB/XF 0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	55,000.00	55,000.00	55,000										
REVIEW DATE 04/07/2025 BY MLU Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 03/26/2026 BY SYS																											