LOT 1 SEDGEFIELD S/D PHASE 4.

WD 1100-2733, QC 1494-1491, DC 1

TUYA BETTY/VELO ILIANA MARIA TUYA
15820 SW 280 ST
HOMESTEAD, FL 33031

2026

03-6S-16-03767-401

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

555 SW ROLLING MEADOWS GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	2023	2022		100	7,000	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

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	8,600
TOTAL LAND VALUE - MARKET	61,750
TOTAL MARKET VALUE	70,350
SOH/AGL Deduction	3,535
ASSESSED VALUE	66,815
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,815
TOTAL JUST VALUE	70,350
NCON VALUE	1,200
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053961	Electrical Servic		09/01/2025
000049816	Right-of-Way Acce		08/06/2025
000050420	New Residential C	275,000	07/23/2024
000044253	Electrical Servic	0	04/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/1491	7/11/2023	QC	U	I	11	100
GRANTOR: TUYA BETTY						
GRANTEE: TUYA BETTY						
1100/2733	10/25/2006	WD	Q	V		75,000
GRANTOR: SEDGEFIELD LAND CO						
GRANTEE: RAUL & BETTY TUYA						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	0.95	65,000.00	61,750.00	61,750							

REVIEW DATE 04/22/2026 BY KS Total Acres: 5.02 Total Land Value: 61,750 Market: 0 Agricultural: 0 Common: 61,750 PRINTED 06/10/2026 BY SYS