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

2027

03-6S-16-03767-401

BUILDING CHARACTERISTICS

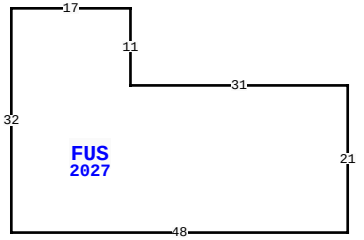
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3616.00	1.00/

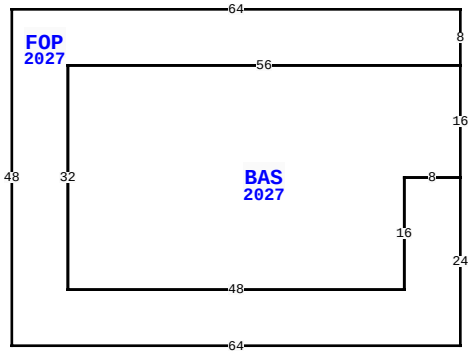
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	2027	1,664	198,232
FOP	1,408	30	2027	422	50,273
FUS	1,195	100	2027	1,195	142,360
TOTALS	4,267			3,281	390,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,281	108.3000	119.13	390,866	2026	2026	0	0	0	-1.00	100.00

1 SINGLE FAM 0% - 2027 Heated Area: 2859 HX Base Yr





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

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	390,866
TOTAL MARKET OB/XF VALUE	8,600
TOTAL LAND VALUE - MARKET	61,750
TOTAL MARKET VALUE	461,216
SOH/AGL Deduction	0
ASSESSED VALUE	461,216
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	461,216
TOTAL JUST VALUE	461,216
NCON VALUE	390,866
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,350

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

BAS=[YR=2027;ORIG=71,10] W56 S32 E48 N16 E8 N16 $
FOP=[YR=2027;ORIG=71,10] N8 W64 S48 E64 N24 W8 S16 W48 N32 E56 $
FUS=[YR=2027;ORIG=-10,12] W31 N11 W17 S32 E48 N21 $
.

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	0100	C	SFR	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 11/17/2026 BY SYS