LOT 11 PINE TREE ESTATES S/D.

670-022-24, 782-657, 788-497, 78

CARDOSO MANAGEMENT COMPANY LLC
7385 NORTH OAKMONT DRIVE
HIALEAH, FL 33015

**2027**

**03-6S-17-09578-011**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 01 | NONE 100 |
| Stories | 2. | 2. 100 |
| Architectual | 05 | CONV 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

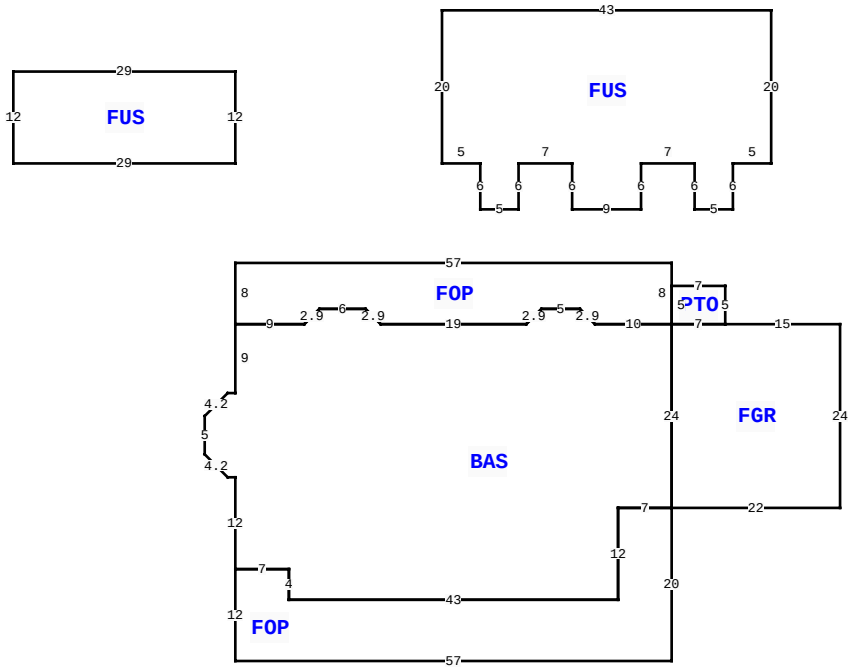
NEIGHBORHOOD/LOC 3617.0100 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,005 | 100 | | 2,005 | 155,647 |
| FGR | 528 | 55 | | 290 | 22,513 |
| FOP | 426 | 30 | | 128 | 9,937 |
| FOP | 568 | 30 | | 170 | 13,197 |
| FUS | 348 | 100 | | 348 | 27,015 |
| FUS | 974 | 100 | | 974 | 75,611 |
| PTO | 35 | 5 | | 2 | 155 |
| TOTALS | 4,884 | | | 3,917 | 304,075 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,917 | 108.5721 | 119.43 | 467,807 | 1997 | 1997 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 3327 HX Base Yr




562 SW REMINGTON CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 692.00 | UT | 1.50 | 1.50 | 100 | 1997 | 1997 | 3 | 100 | 1,038 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1997 | 1997 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 304,075 |
| TOTAL MARKET OB/XF VALUE | 2,238 |
| TOTAL LAND VALUE - MARKET | 53,760 |
| TOTAL MARKET VALUE | 360,073 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 360,073 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 360,073 |
| TOTAL JUST VALUE | 360,073 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 365,598 |

SALE:2:1: SALE TOO LOW - DICKS IS IN REAL ESTATE

SALE:1:1: LOT 11 PINE TREE ESTATES

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 11869 | SFR | 450 | 11/15/1996 |
| 11532 | PUMP/UTPOL | 30 | 08/15/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1397/1240 | 10/25/2019 | WD | Q | I | 01 | 250,000 |
| GRANTOR: JANET M SCHNAUSS FKA | | | | | | |
| GRANTEE: CARDOSO MANAGEMENT | | | | | | |
| 1350/2555 | 11/30/2017 | WD | U | I | 11 | 100 |
| GRANTOR: NATHANIEL & JANET SWE | | | | | | |
| GRANTEE: JANET SWEAT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W1 L3 D3 S5 D3 R3 E1S12 FOP= S12 E57 N20 W7 S12 W43 N4 W7$ E7 S4 E43 N12 E7 FGR= E22 N24 W15 PTO= N5 W7 S5 E7$ W7 S24$ N24 FOP= N8 W57 S8 E9 U2 R2 E6 R2 D2 E19 U2 R2 E5 R2 D2 E10$ W10 U2 L2 W5 L2 D2 W19 U2 L2 W6 L2 D2 W9 S9$ PTR= N30 FUS= N12 W29 S12 E29$ S30$ PTR= N30 E70 FUS= N20 W43 S20 E5 S6 E5 N6 E7 S6 E9 N6 E7S6 E5 N6 E5$ S30 W70$.

## LAND DESCRIPTION

TOTAL OB/XF 2,238

| 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 | 4.48 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 53,760 | | | | | | | |

REVIEW DATE 09/27/2017 BY BC Total Acres: 4.48 Total Land Value: 53,760 Market: 0 Agricultural: 0 Common: 53,760 PRINTED 11/16/2026 BY SYS