COMM NW COR OF SEC, RUN E 1139.4
OF LOT 11 PINE TREE ESTATES FOR
759.60 FT TO NE COR OF PRCL "E",

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

2026

03-6S-17-09579-018

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3617.00	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	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	132,000
SOH/AGL Deduction	26,110
ASSESSED VALUE	105,890
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,890
TOTAL JUST VALUE	132,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,000

LAND:3:1: ADJ;4 LOCATION

LAND:1:1: ADJ;4 LOCATION

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/0179	7/23/2020	QC	U	V	11	100
GRANTOR: STEPHANIE A HARDIN						
GRANTEE: PAUL E HARDIN						
1416/0181	7/20/2020	WD	Q	V	01	100,000
GRANTOR: PAUL E HARDIN						
GRANTEE: CARDOSO MANAGEMENT						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.25	10,000.00	12,500.00	125,000							

REVIEW DATE 09/27/2017 BY BC Total Acres: 10.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 06/22/2026 BY SYS