THE W 162.99 FT OF THE N 133 FT
FT OF THE W1/2 OF THE NE1/4 OF T

HENRY ELIZABETH
3650 INVERRARY DR, APT 1C
LAUDERHILL, FL 33319

2027

04-4S-16-02772-065

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00	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	04/19/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	11,098
TOTAL MARKET VALUE	11,098
SOH/AGL Deduction	0
ASSESSED VALUE	11,098
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,098
TOTAL JUST VALUE	11,098
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	11,098

SALE:2:1: LOT 13

SALE:1:1: SALE INCL RE# 02772-165

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/1749	7/19/2024	TR	Q	V	05	10,000
GRANTOR: TRUST NO. LC 1999						
GRANTEE: HENRY ELIZABETH						
0894/2307	1/07/2000	WD	Q	V		15,000
GRANTOR: FRANCIS						
GRANTEE: SQUIRES AS TRUSTEE						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0.49	AC		1.00	1.00	1.51	15,000.00	22,650.00	11,098							

REVIEW DATE 10/09/2023 BY JB Total Acres: 0.49 Total Land Value: 11,098 Market: 0 Agricultural: 0 Common: 11,098 PRINTED 11/17/2026 BY SYS