COMM NW COR OF NE1/4 OF NW1/4, S
POB, E 881.51 FT TO W MAINT R/W
HALTIWANGER RD, SE ALONG R/W 512

CARDOSO FARMS LLC
19815 NW 48TH CT
MIAMI GARDENS, FL 33055

2027

04-6S-17-09597-009

BUILDING CHARACTERISTICS

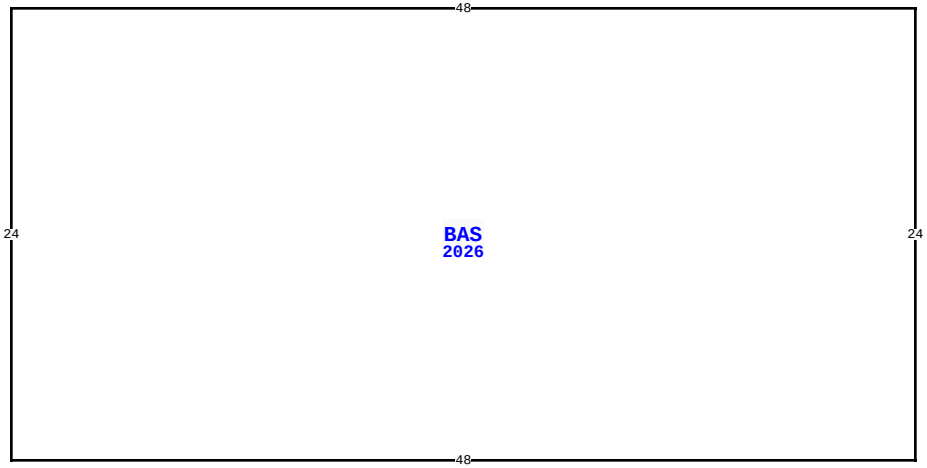
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	4617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2026	1,152	66,883
TOTALS	1,152			1,152	66,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,152	113.5000	105.56	121,605	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1152 HX Base Yr



1736 SW HALTIWANGER RD, 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
2	0081	DECKING WI	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
3	0081	DECKING WI	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2026	2025		100	7,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	66,883
TOTAL MARKET OB/XF VALUE	16,100
TOTAL LAND VALUE - MARKET	113,850
TOTAL MARKET VALUE	96,601
SOH/AGL Deduction	0
ASSESSED VALUE	96,601
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,601
TOTAL JUST VALUE	196,833
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054825	Electrical Servic		01/14/2026
000054806	Right-of-Way Acce		01/13/2026
000049452	Mobile Home		09/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/2343	11/04/2021	WD	Q	V	01	110,000

GRANTOR: NICELY BRUCE A

GRANTEE: CARDOSO FARMS LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=17,13] E48 S24 W48 N24 $

.

LAND DESCRIPTION

TOTAL OB/XF 16,100

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	6200	A	PASTURE 3	0				0.00	9.35	AC		1.00	1.00	1.00	280.00	280.00	2,618							
2	9910	M	MKT.VAL.AG	0				0.00	9.35	AC		1.00	1.00	1.00	11,000.00	11,000.00	102,850							
3	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 03/10/2025 BY randall Total Acres: 10.35 Total Land Value: 13,618 Market: 102,850 Agricultural: 2,618 Common: 11,000 PRINTED 11/17/2026 BY SYS