

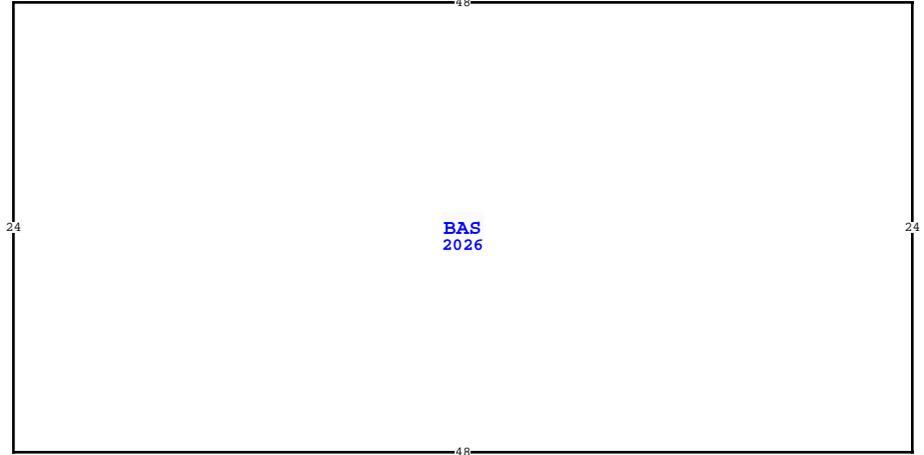
COMM NW COR OF NE1/4 OF NW1/4, S
 POB, E 881.51 FT TO W MAINT R/W
 HALTIWANGER RD, SE ALONG R/W 512

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

2026

04-6S-17-09597-009


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	1,152	100	2026
TOTALS	1,152		69,037

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	0%	-	2026						
Heated Area: 1152						HX Base Yr					
											
BLD DATE						LGL DATE					
XF DATE						LAND DATE	05/06/2026	MLU			
INC DATE						AG DATE					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			69,037
TOTAL MARKET OB/XF VALUE			16,100
TOTAL LAND VALUE - MARKET			113,850
TOTAL MARKET VALUE			98,755
SOH/AGL Deduction			0
ASSESSED VALUE			98,755
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			98,755
TOTAL JUST VALUE			198,987
NCON VALUE			85,137
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			103,500
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						

EXTRA FEATURES																		
L N	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		
TOTALS												16,100						

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

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							