S1/2 OF N1/2 OF SE1/4 OF NE1/4.
457-497, 625-20, 655-553, WD 101

RANDALL JULIA
1637 SW CARILLO AVE
PORT SAINT LUCIE, FL 34953

2026

04-7S-16-04128-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	4716.00	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

251 SW KENDRICK CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,620
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	120,620
SOH/AGL Deduction	4,438
ASSESSED VALUE	116,182
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,182
TOTAL JUST VALUE	120,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26128	M H	50	08/15/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1471/2156	7/08/2022	WD	U	I	37	60,000
GRANTOR: GONZALEZ KEVIL						
GRANTEE: RANDALL JULIA						
1425/765	12/01/2020	QC	P	I	98	100
GRANTOR: GONZALEZ KEVIL						
GRANTEE: POLLARD MELISSA						

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
2	0040	BARN,POLE	0	0	36	40	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	12	40	1.00	UT	0.00	0.00	100	2015	2015	3	100	720	
5	0255	MBL HOME S	0	0	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

LAND DESCRIPTION

TOTAL OB/XF 10,620

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	0700	C	MISC RES	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 08/17/2022 BY ME Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 05/08/2026 BY SYS