

ALL N1/2 OF NW1/4 LYING E OF  
CR-131 & S & W OF I-75.  
ORB 800-2248, CT 893-330,

GEORGE KOSHY/GEORGE MARIAMMA  
3256 NW 123RD AVE  
SUNRISE, FL 33323-3022

2026

05-5S-17-09119-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																		STANDARD									
DOR CODE 0000 VACANT																	VALUATION BY										
MAP NUM																	Tax Group: 3										
NEIGHBORHOOD/LOC 5517.00 1.00/																	BUILDING MARKET VALUE 0										
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																	TOTAL MARKET OB/XF VALUE 0										
TOTALS																	TOTAL LAND VALUE - MARKET 78,000										
EXTRA FEATURES																	TOTAL MARKET VALUE 78,000										
																	SOH/AGL Deduction 27,752										
																	ASSESSED VALUE 50,248										
																	TOTAL EXEMPTION VALUE 0										
																	BASE TAXABLE VALUE 50,248										
																	TOTAL JUST VALUE 78,000										
																	NCON VALUE 0										
																	INCOME VALUE										
																	PREVIOUS YEAR MKT VALUE 65,000										
																	PERMIT NUM DESCRIPTION AMT ISSUED										
																	9622 M H 125 04/20/1995										
																	SALES DATA										
																	OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE										
																	1059/1788 9/19/2005 WD Q I 70,000										
																	GRANTOR: THOMAS P & MELISSA &										
																	GRANTEE: KOSHY AND MARIAMMA										
																	0952/1715 4/19/2002 WD Q I 100,000										
																	GRANTOR: GAIL PIVONKA TRUSTEE										
																	GRANTEE: THOMAS P & MELISSA										
																	BLD DATE										
																	XF DATE										
																	INC DATE										
																	LGL DATE										
																	LAND DATE 05/06/2026 MLU										
																	AG DATE										
																	BUILDING NOTES										
																	BUILDING DIMENSIONS										
																	LAND DESCRIPTION										
																	TOTAL OB/XF 0										
																	L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 6.50 AC 1.00 1.00 1.00 12,000.00 12,000.00 78,000										
																	REVIEW DATE 05/06/2026 BY MLU Total Acres: 6.50 Total Land Value: 78,000 Market: 0 Agricultural: 0 Common: 78,000 PRINTED 05/08/2026 BY SYS										