S1/2 OF NW1/4 OF SW1/4. (AKA S1/ ICHETUCKNEE FARM S/D UNR).

KANTOR MICHAEL J/KANTOR ROSARIO A
4505 17TH AVE W
BRADENTON, FL 34209

2027

05-6S-16-03778-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5616.00	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

2355 SW DREW FEAGLE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	36,400
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	196,400
SOH/AGL Deduction	0
ASSESSED VALUE	196,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,400
TOTAL JUST VALUE	196,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054483	Storage Building	20,760	11/13/2025
000054395	Electrical Servic		11/04/2025
000053347	Right-of-Way Acce		06/10/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/2367	4/23/2025	WD	Q	V	01	195,000
GRANTOR: HANCOCK JEFFREY D						
GRANTEE: KANTOR MICHAEL J						
1402/1682	10/08/2019	WD	U	V	30	60,000
GRANTOR: HANCOCK FAMILY REV TR						
GRANTEE: JEFFREY D HANCOCK &						

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	0030	BARN,MT	0	0	30	60	1.00	UT	32,400.00	32,400.00	100	2026	2025		100	32,400	
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2026	2025		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 36,400

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	20.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	160,000							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 20.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 11/17/2026 BY SYS