

(AKA LOT 7 BRIAR PATCH ESTATES S
COMM NE COR OF SW1/4, S 657.48 F
FOR POB, CONT W 663.88 FT, S 657

SARANA FARMS, LLC
2357 SE SEAMIST ST
PORT ST. LUCIE, FL 34952

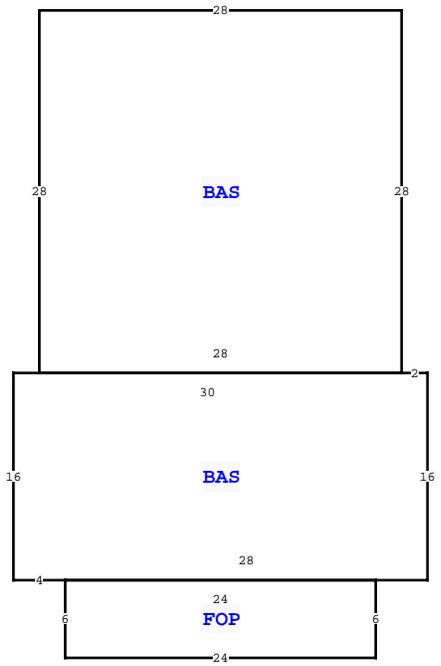
2026

05-7S-16-04138-107



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	06 BD/BATTEN 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	02 WALL BD/WD 100				
Interior Floo	12 HARDWOOD 100				
Air Condition	01 NONE 100				
Heating Type	01 NONE 100				
Bedrooms	2 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	04 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	5716.0200 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	512	100		512	35,321
BAS	784	100		784	54,084
FOP	144	30		43	2,967
TOTALS	1,440			1,339	92,371

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,339	86.4500	98.55	131,958	2001	2001	0	0	30.00	70.00		
1 SINGLE FAM 0% - 2025 Heated Area: 1296 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	92,371			
TOTAL MARKET OB/XF VALUE	8,100			
TOTAL LAND VALUE - MARKET	110,220			
TOTAL MARKET VALUE	210,691			
SOH/AGL Deduction	0			
ASSESSED VALUE	210,691			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	210,691			
TOTAL JUST VALUE	210,691			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	195,660			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23919	ADDN SFR	182	12/01/2005
16052	GARAGE	50	09/21/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1963	5/17/2024	WD	U	I	11	100
GRANTOR: HANSEN MATTHEW						
GRANTEE: SARANA FARMS, LLC						
1459/386	1/31/2022	WD	Q	I	01	130,000
GRANTOR: SCAGLIONE PAULA						
GRANTEE: HANSEN MATTHEW						

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	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

224 SW UNCLE REMUS GLN, FORT WHITE

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W2 BAS= N28 W28 S28 E28\$ W30 S16 E4 FOP= S6 E24 N6 W24\$ E28 N16\$.	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							