5.25 AC IN SE COR OF N1/2 OF LOT
BEING APPROX 315 FT E & W BY 735
NW1/4 OF SW 1/4 AS LIES WEST OF

BERTRAND STEPHEN NILES REVOCABLE LIVING TRUST DATE
6608 NW 72ND ST
TAMARAC, FL 33321

2027

06-1S-17-04495-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1117.00	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

17112 N US HIGHWAY 441 , WHITE SPRINGS

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	28,850
TOTAL LAND VALUE - MARKET	61,520
TOTAL MARKET VALUE	90,370
SOH/AGL Deduction	3,375
ASSESSED VALUE	86,995
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,995
TOTAL JUST VALUE	90,370
NCON VALUE	7,800
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044271	Electrical Servic	0	04/26/2022
000042628	Electrical Servic	0	08/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/1086	6/26/2026	TR	U	I	11	100
GRANTOR: BERTRAND STEPHEN						
GRANTEE: BERTRAND STEPHEN NI						
1568/1791	4/30/2026	WD	Q	I	01	175,000
GRANTOR: CARLISLE VICTORIA LYN						
GRANTEE: BERTRAND STEPHEN						

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0060	CARPORT F	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	2022	2021		100	4,500	
4	0030	BARN,MT	0	0	0	0	1.00	UT	10,500.00	10,500.00	100	2022	2021		100	10,500	
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2027	2026		100	4,500	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2027	2026		100	1,500	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2027	2026		100	800	

LAND DESCRIPTION

TOTAL OB/XF 28,850

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	9901	C	AC/XFOB	0		00	0.00	0.00	5.31	AC		1.00	1.00	1.00	8,000.00	8,000.00	42,480							
2	0000	C	VAC RES	0			0.00	0.00	2.38	AC		1.00	1.00	1.00	8,000.00	8,000.00	19,040							

REVIEW DATE 09/22/2026 BY TP Total Acres: 7.69 Total Land Value: 61,520 Market: 0 Agricultural: 0 Common: 61,520 PRINTED 11/17/2026 BY SYS