

LOT 28 MEADOWLANDS S/D PHS 2.
AG 1025-2754, WD 1040-809, QC 14

ARANGO CARLOS ALBERTO/RAMIREZ NANCY M
1881 RIVERWOOD LN
CORAL SPRINGS, FL 33071

2026

06-6S-17-09617-228


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	PAGE 1 of 1							
DOR CODE			0700 MISC IMPROVED																			
MAP NUM						MKT AREA			02													
NEIGHBORHOOD/LOC			6617.00			1.00/																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																	
TOTALS																						

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		18,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		83,000
SOH/AGL Deduction		2,700
ASSESSED VALUE		80,300
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		80,300
TOTAL JUST VALUE		83,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052961	New Residential C	46,972	11/17/2025
000052621	Right-of-Way Acce		03/18/2025
000048811	Storage Building	15,500	12/07/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1496/2074	8/11/2023	WD	Q	V	01	110,000
GRANTOR: FLORES CARLOS						
GRANTEE: ARANGO CARLOS ALBER						
1434/962	3/23/2021	QC	U	V	11	100
GRANTOR: FLORES GLORIA						
GRANTEE: FLORES CARLOS						

EXTRA FEATURES														BLD DATE		LGL DATE		
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	INC DATE	AG DATE
143 SW MEADOWLANDS DR, LAKE CITY														05/07/2026		MLU		
1	0030	BARN,MT	0	0	30	40		15.00	15.00	100	2025	2024		100	18,000			

BUILDING NOTES

BUILDING DIMENSIONS

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	DPHT 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							