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

2027

06-6S-17-09617-228

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

143 SW MEADOWLANDS DR, LAKE CITY

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

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	40	1,200.00	UT	15.00	15.00	100	2025	2024		100	18,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	0
ASSESSED VALUE	83,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,000
TOTAL JUST VALUE	83,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,000

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						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 18,000

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

REVIEW DATE 05/20/2024 BY MLU Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS