COMM SW COR OF SE1/4 OF NW1/4, N
120.04 FT, N 1032.69 FT FOR POB,
720.65 FT, E 430.91 FT, S 720.66

SOPER STEPHEN A/SOPER CHERYL
5361 78TH AVENUE NORTH
PINELLAS, FL 33781

2026

06-7S-16-04143-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.00	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

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

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	4,500
TOTAL LAND VALUE - MARKET	64,170
TOTAL MARKET VALUE	68,670
SOH/AGL Deduction	9,299
ASSESSED VALUE	59,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,371
TOTAL JUST VALUE	68,670
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/2795	7/12/2022	WD	Q	I	01	46,000
GRANTOR: GEDEON ESLIN						
GRANTEE: SOPER STEPHEN A						
1050/2385	6/23/2005	WD	Q	V		34,500
GRANTOR: PAUL D & CARMEN L GIB						
GRANTEE: ESLIN GEDEON & VILL						

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	7.13	AC		1.00	1.00	0.75	12,000.00	9,000.00	64,170							

REVIEW DATE 08/16/2022 BY ME Total Acres: 7.13 Total Land Value: 64,170 Market: 0 Agricultural: 0 Common: 64,170 PRINTED 06/23/2026 BY SYS