

COMM SE COR OF SEC, RUN W 938.75
 CONT W 377.50 FT, N 308.22 FT, E
 308.23 FT TO POB. (AKA S'RLY POR

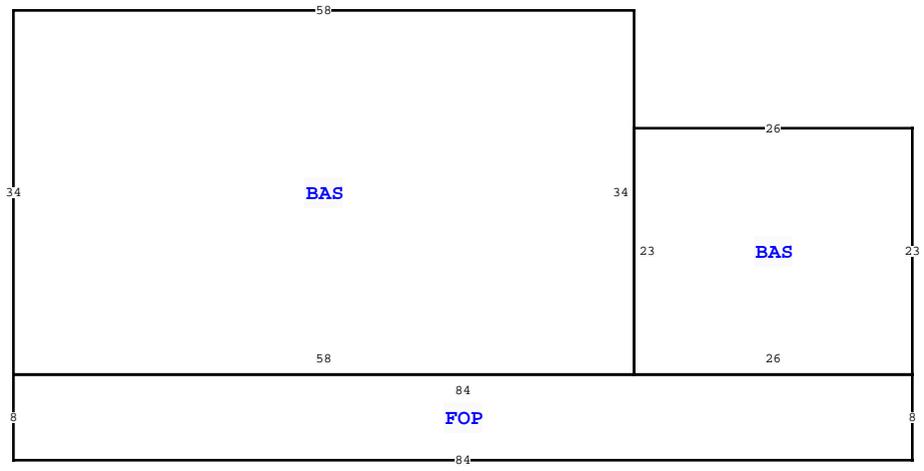
CARDOSO YENEY PINERO/RIVERO ALEXANDRE TEJEDA
 21050 SW 162ND AVE
 MIAMI, FL 33187

2026

06-7S-16-04145-016


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	598	100	
BAS	1,972	100	
FOP	672	30	
TOTALS	3,242		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,772	121.6000	138.62	384,255	2012	2012	0	0	13.00	87.00		
2 SINGLE FAM 0% - 2026 Heated Area: 2570 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			334,302
TOTAL MARKET OB/XF VALUE			42,783
TOTAL LAND VALUE - MARKET			65,260
TOTAL MARKET VALUE			442,345
SOH/AGL Deduction			0
ASSESSED VALUE			442,345
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			442,345
TOTAL JUST VALUE			442,345
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			426,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/1427	2/10/2026	WD	Q	I	01	505,000
GRANTOR: NATIONAL RESIDENTIAL						
GRANTEE: CARDOSO YENEY PINER						
1560/1424	2/10/2026	WD	U	I	11	0
GRANTOR: CHILSON JEFFREY J						
GRANTEE: NATIONAL RESIDENTIA						

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	0280	POOL R/CON	0	0	16	32			70.00	100	2012	2012	3	71	25,446	
2	0031	BARN, MT AE	0	0	20	28			9.00	100	2012	2012	3	100	5,040	
3	0166	CONC, PAVMT	0	0	20	27			2.00	100	2012	2012	3	100	1,080	
4	0263	PRCH, USP	0	0	0	0			0.00	100	2015	2015	3	100	1,000	
5	0296	SHED METAL	0	0	0	0			0.00	100	2015	2015	3	100	1,000	
6	0282	POOL ENCL	0	0	24	48			15.00	100	2015	2015	3	49	8,467	
7	0070	CARPORT UF	0	0	0	0			0.00	100	2015	2015	3	100	750	
TOTALS														42,783		

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	2.67	AC		1.00	1.00	1.00	13,000.00	13,000.00	34,710							
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.35	AC		1.00	1.00	1.00	13,000.00	13,000.00	30,550							