NE1/4 OF NE1/4.

337-365, DC 995-2798, PB 1119-16

FORT CURTIS RASHOD/FORT VALERIE RENEE
4121 NE BODAY RD
ARCADIA, FL 34266

2026

07-3S-17-04861-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	7317.00	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	05/18/2026 MLU
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	0
TOTAL LAND VALUE - MARKET	90,400
TOTAL MARKET VALUE	90,400
SOH/AGL Deduction	35,466
ASSESSED VALUE	54,934
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,934
TOTAL JUST VALUE	90,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/237	2/27/2026	WD	Q	I	05	200,000
GRANTOR: GREENE BRENDA REED						
GRANTEE: FORT CURTIS RASHOD						
1508/1611	10/04/2023	WD	U	I	11	100
GRANTOR: MATTOX JAMES H						
GRANTEE: GREENE BRENDA REED						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9630	C	SWAMP	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	40.00	40.00	400							
2	9900	C	AC NON-AG	0			0.00	0.00	30.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	90,000							

REVIEW DATE 05/18/2026 BY MLU Total Acres: 40.00 Total Land Value: 90,400 Market: 0 Agricultural: 0 Common: 90,400 PRINTED 06/22/2026 BY SYS