

COMM AT SW COR OF SEC, RUN N
804.343 FT, E 1222.93 FT, S
434.85 FT, E 896.01 FT, S 30

MICHELE FABIO JOSE DELGADO DE/ARAUJO LOURDES ALICI
1240 SW 177TH TER
PEMBROKE PINES, FL 33029

2026

07-4S-17-08121-101


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	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 27,105 TOTAL MARKET VALUE 27,105 SOH/AGL Deduction 0 ASSESSED VALUE 27,105 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 27,105 TOTAL JUST VALUE 27,105 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 27,105											
DOR CODE 0000 VACANT																															
MAP NUM MKT AREA 06																															
NEIGHBORHOOD/LOC 7417.00 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1319/0720 7/12/2016 WD P V 98 100 GRANTOR: RAYMOND RENARD SESSIO GRANTEE: STEPHEN AUSTIN SESS 1249/1941 2/18/2013 WD U V 11 100 GRANTOR: RAYMOND R SESSIONS GRANTEE: FABIO JOSE DELGADO											
TOTALS										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																					
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															
																	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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0			0.00	0.00	1.39	AC		1.00	1.00	1.00	19,500.00	19,500.00	27,105														
REVIEW DATE 03/30/2017 BY DF Total Acres: 1.39 Total Land Value: 27,105 Market: 0 Agricultural: 0 Common: 27,105 PRINTED 05/08/2026 BY SYS																															