

COMM SW COR, RUN E 3871 03 FT
 FOR POB, CONT E 653.45 FT, N
 637.96 FT, E 653.45 FT TO PT

CORNETT YOSHIKO TOMA
 5508 N RIVER SHORE DR
 TAMPA, FL 33603

2026

07-6S-17-09621-401


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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 115,500 TOTAL MARKET VALUE 115,500 SOH/AGL Deduction 39,403 ASSESSED VALUE 76,097 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 76,097 TOTAL JUST VALUE 115,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 99,750									
DOR CODE 0000 VACANT																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1247/0812 12/28/2012 WD Q V 01 50,000 GRANTOR: CHRISTOPHER A VARGAS GRANTEE: YOSHIKO TOMA CORNETT 1231/0099 3/03/2012 QC U V 11 100 GRANTOR: P JONES & J BRYANT (J) GRANTEE: CHRISTOPHER A VARGA											
MAP NUM MKT AREA 02																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE 05/06/2026 MLU AG DATE											
NEIGHBORHOOD/LOC 7617.0200 1.00/																				BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
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															
LAND DESCRIPTION										TOTAL OB/XF 0																					
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		A-1	0.00	0.00	10.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	115,500														
REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.50 Total Land Value: 115,500 Market: 0 Agricultural: 0 Common: 115,500 PRINTED 05/13/2026 BY SYS																															