

COMM SW COR, RUN E 1257.24 FT,
N 667.95 FT, E 17.07 FT, N
671.46 FT, E 650.03 FT FOR

VAZQUEZ RAYMOND
560 NW 166TH AVE
PEMBROKE PINES, FL 33028

2026

07-6S-17-09621-414


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: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 99,198 TOTAL MARKET VALUE 99,198 SOH/AGL Deduction 33,843 ASSESSED VALUE 65,355 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 65,355 TOTAL JUST VALUE 99,198 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 85,671																					
DOR CODE		0000 VACANT																		PERMIT NUM				DESCRIPTION				AMT				ISSUED											
MAP NUM																																											
NEIGHBORHOOD/LOC		7617.0200 1.00/																		SALES DATA																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number		DATE		TYPE INST		Q / V / I / V		RSN CD		SALE PRICE											
																						0917/1108		12/15/2000		WD Q		V				55,000											
TOTALS																				BLD DATE		LGL DATE		05/06/2026		MLU		BUILDING NOTES															
EXTRA FEATURES																				XF DATE		LAND DATE						BUILDING DIMENSIONS															
INC DATE																				AG DATE																							
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	10.02	AC		1.00	1.00	0.90	11,000.00	9,900.00	99,198																								
REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.02 Total Land Value: 99,198 Market: 0 Agricultural: 0 Common: 99,198 PRINTED 06/24/2026 BY SYS																																											