

COMM SW COR, RUN E 1257.24 FT,  
N 667.95 FT, E 17.07 FT, N  
1342.92 FT, E 650.03 FT FOR

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

**2026**

07-6S-17-09621-417  


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