BEG INTERS OF W R/W SR-47 & N LI
NW1/4, RUN W 1050 FT, N 420 FT,
FT, W 156 FT, S 210 FT, E 156 FT

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

2027

08-3S-17-04869-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	8317.00	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	06/23/2021 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	18,525
TOTAL MARKET VALUE	19,025
SOH/AGL Deduction	6,169
ASSESSED VALUE	12,856
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,856
TOTAL JUST VALUE	19,025
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,025

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 GR						
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
1	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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		00	0.00	0.00	5.25	AC		1.00	1.00	1.00	100.00	100.00	525							
2	0700	C	MISC RES	0		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	18,000							

REVIEW DATE 07/29/2026 BY TP Total Acres: 9.25 Total Land Value: 18,525 Market: 0 Agricultural: 0 Common: 18,525 PRINTED 11/17/2026 BY SYS