

COMM NE COR, RUN S ALONG E SEC L
FOR POB, CONT S 991.75 FT TO SE
SEC, W ALONG S LINE 901.85 FT, N

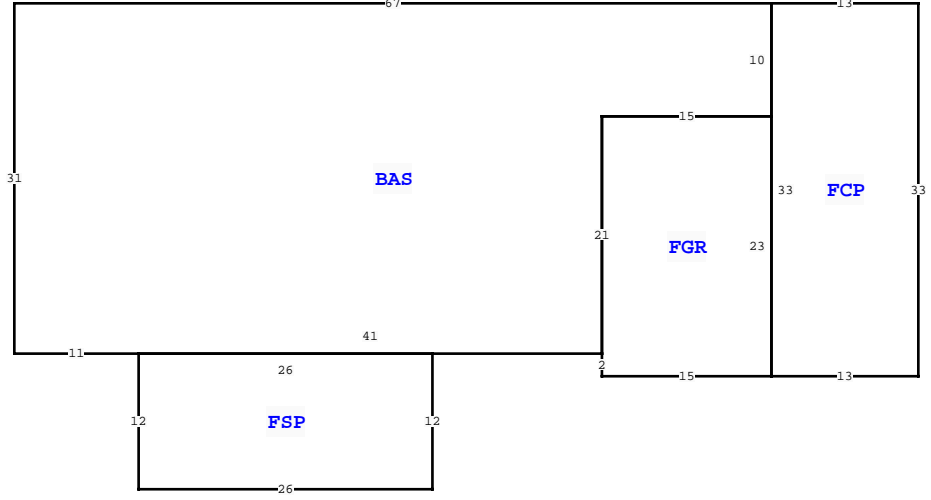
BASTEDO BRETT D & BASTEDO ANGELICA A REVOCABLE LIV
1234 HIGHWOOD PLACE
WESLEY CHAPEL, FL 33543

2026

08-6S-17-09622-003

| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 31 VINYL SID 100 |
| Roof Structur | 08 IRREGULAR 100 |
| Roof Cover | 12 MODULAR MT 100 |
| Interior Wall | 05 DRYWALL 90 |
| Interior Wall | 06 CUST PANEL 10 |
| Interior Floo | 14 CARPET 80 |
| Interior Floo | 08 SHT VINYL 20 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 2 100 |
| Frame | 01 NONE 100 |
| Stories | 1. 1. 100 |
| Architectual | 05 CONV 100 |
| Units | 0 100 |
| Condition Adj | 03 03 100 |
| Kitchen Adjus | 01 01 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 2,184 | 109.9010 | 123.09 | 268,829 | 1991 | 1991 | 0 | 0 | 35.00 | 65.00 | | |
| 1 SINGLE FAM 0% - 0 Heated Area: 1762 HX Base Yr | | | | | | | | | | | | | |



| Quality | | | | | |
|------------------|------------------|-------------|------|--------------|----------------------|
| DOR CODE | IMPROVED AG | | | | |
| 5000 | | | | | |
| MAP NUM | MKT AREA | | | | |
| | 02 | | | | |
| NEIGHBORHOOD/LOC | 8617.00 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,762 | 100 | | 1,762 | 140,975 |
| FCP | 429 | 25 | | 107 | 8,561 |
| FGR | 345 | 55 | | 190 | 15,202 |
| FSP | 312 | 40 | | 125 | 10,001 |
| TOTALS | 2,848 | | | 2,184 | 174,739 |

| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | STANDARD | | | |
| Tax Group: 3 | Tax Dist: | | | |
| BUILDING MARKET VALUE | 174,739 | | | |
| TOTAL MARKET OB/XF VALUE | 13,720 | | | |
| TOTAL LAND VALUE - MARKET | 185,130 | | | |
| TOTAL MARKET VALUE | 220,379 | | | |
| SOH/AGL Deduction | 0 | | | |
| ASSESSED VALUE | 220,379 | | | |
| TOTAL EXEMPTION VALUE | 0 | | | |
| BASE TAXABLE VALUE | 220,379 | | | |
| TOTAL JUST VALUE | 373,589 | | | |
| NCON VALUE | 0 | | | |
| INCOME VALUE | 0 | | | |
| PREVIOUS YEAR MKT VALUE | 373,589 | | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1453/659 | 7/26/2021 | QC | U | I | 11 | 100 |
| GRANTOR: ELLIS CHARLIE L | | | | | | |
| GRANTEE: BASTEDO BRETT D & A | | | | | | |
| 1453/659 | 7/26/2021 | QC | U | I | 11 | 100 |
| GRANTOR: ELLIS CHARLIE L | | | | | | |
| GRANTEE: BASTEDO BRETT D & A | | | | | | |

| 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 |
| 1 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 2 | 0040 | BARN, POLE | 0 | 0 | 44 | 51 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,000 | |
| 3 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 4 | 0020 | BARN, FR | 0 | 0 | 44 | 51 | 2,244.00 | UT | 10.00 | 10.00 | 50 | 2013 | 2013 | 3 | 50 | 11,220 | |

| 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 | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 0100 | C | SFR | 0 | | A-1 | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 27,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 17.57 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 4,920 | | | | | | | |
| 3 | 9910 | M | MKT. VAL. AG | 0 | | A-1 | 0.00 | 0.00 | 17.57 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 158,130 | | | | | | | |

| 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 | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 0100 | C | SFR | 0 | | A-1 | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 27,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 17.57 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 4,920 | | | | | | | |
| 3 | 9910 | M | MKT. VAL. AG | 0 | | A-1 | 0.00 | 0.00 | 17.57 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 158,130 | | | | | | | |