

LOT 3 TUSTENUGGEE HILLS S/D.
697-641, 764-2260, 790-813, 814,

SOOKDEOSINGH BRENDA/RYAN SOODEOSINGH
1001 NW 107 AVE
PEMBROKE PINES, FL 33026

2026

08-6S-17-09626-103


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 52,260 TOTAL MARKET VALUE 52,260 SOH/AGL Deduction 8,883 ASSESSED VALUE 43,377 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 43,377 TOTAL JUST VALUE 52,260 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 40,200																																																
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0790/0816</td> <td>5/10/1994</td> <td>WD</td> <td>Q</td> <td>V</td> <td></td> <td>12,000</td> </tr> </tbody> </table> GRANTOR: RAMSUMAIR - STOKES NA GRANTEE: SOOKDEOSINGH, BREND 0697/0641 5/01/1989 AG Q V 11,995 GRANTOR: STOKES-NASSAU GRANTEE: RAMSUMAIR-RAMKARAN										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	0790/0816	5/10/1994	WD	Q	V		12,000																									
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EXTRA FEATURES <table border="1"> <thead> <tr> <th>L N</th> <th>OB/XF CODE</th> <th>DESCRIPTION</th> <th>BLD CAP</th> <th>L</th> <th>W</th> <th>UNITS</th> <th>UT</th> <th>Adj R</th> <th>ADJ UNIT PRICE</th> <th>ORIG COND</th> <th>YEAR ON</th> <th>YEAR ACTUAL</th> <th>Q</th> <th>% COND</th> <th>OB/XF MKT VALUE</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td colspan="17"></td> </tr> </tbody> </table>										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																		BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					05/06/2026 MLU														
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REVIEW DATE 05/06/2026 BY MLU Total Acres: 4.02 Total Land Value: 52,260 Market: 0 Agricultural: 0 Common: 52,260 PRINTED 06/23/2026 BY SYS																																																																				