LOT 43 TUSTENUGGEE HILLS S/D.
701-805, 766-2107, 778-2278, 840

CARRASCO FERNANDO REVOCABLE TRUST AGREEMENT/CARRAS
2731 SW 97 AVE
MIAMI, FL 33165

2026

08-6S-17-09626-143

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8617.0100 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	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,958
TOTAL MARKET VALUE	54,958
SOH/AGL Deduction	9,342
ASSESSED VALUE	45,616
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,616
TOTAL JUST VALUE	54,958
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1453/1559	11/30/2021	WD	U	V	30	100
GRANTOR: CARRASCO FERNANDO						
GRANTEE: THE FERNANDO CARRAS						
1265/1593	11/07/2013	QC	U	V	11	100
GRANTOR: DAVID HERNANDEZ & LIN						
GRANTEE: FERNANDO & MAYRA LU						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		00	0.00	0.00	4.45	AC		1.00	1.00	0.95	13,000.00	12,350.00	54,958							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 4.45 Total Land Value: 54,958 Market: 0 Agricultural: 0 Common: 54,958 PRINTED 05/29/2026 BY SYS