LOT 56 CARDINAL FARMS UNREC:
COMM AT SE COR OF SEC 11, RUN W
1995.16 FT, W 60.18 FT, N 642.99

SHING KAREN YAP/SHING WAYNE YAP
9456 SW 146TH COURT
MIAMI, FL 33186

2027

10-6S-16-03815-156

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11616.00	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	05/06/2026 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	0
TOTAL LAND VALUE - MARKET	106,700
TOTAL MARKET VALUE	106,700
SOH/AGL Deduction	0
ASSESSED VALUE	106,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,700
TOTAL JUST VALUE	106,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/523	8/10/2024	QC	U	V	11	100
GRANTOR: LEE JOHN						
GRANTEE: SHING KAREN YAP						
1388/2052	7/01/2019	WD	U	V	11	100
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: JOHN LEE						

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		A-1	0.00	0.00	9.70	AC		1.00	1.00	1.00	11,000.00	11,000.00	106,700							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 9.70 Total Land Value: 106,700 Market: 0 Agricultural: 0 Common: 106,700 PRINTED 11/17/2026 BY SYS