

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

2026

10-6S-16-03815-156



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																																			
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 106,700 <b>TOTAL MARKET VALUE</b> 106,700 SOH/AGL Deduction 5,335 <b>ASSESSED VALUE</b> 101,365 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 101,365 <b>TOTAL JUST VALUE</b> 106,700 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 92,150																																					
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																																					
																				<b>SALES DATA</b> <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>1522/523</td> <td>8/10/2024</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: LEE JOHN GRANTEE: SHING KAREN YAP <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>1388/2052</td> <td>7/01/2019</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: SUBRANDY LIMITED PART GRANTEE: JOHN LEE										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1522/523	8/10/2024	QC	U	V	11	100	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1388/2052	7/01/2019	WD	U	V	11	100
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<b>TOTALS</b> <b>EXTRA FEATURES</b>										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/06/2026 MLU																																					
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																																									
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																																								
<b>REVIEW DATE</b> 05/06/2026 <b>BY</b> MLU <b>Total Acres:</b> 9.70 <b>Total Land Value:</b> 106,700 <b>Market:</b> 0 <b>Agricultural:</b> 0 <b>Common:</b> 106,700 <b>PRINTED</b> 05/12/2026 <b>BY</b> SYS																																																									