LOT 2 BLOCK A SILOAM CROSSING S/
WD 1499-249, WD 1526-227,

PITKIN ROBERT M/PITKIN LORRIE A
1012 MOHAWK PARKWAY
CAPE CORAL, FL 33914

2026

11-5S-15-00439-102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11515.030	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

724 SW SILOAM ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	85,040
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	150,040
SOH/AGL Deduction	4,500
ASSESSED VALUE	145,540
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,540
TOTAL JUST VALUE	150,040
NCON VALUE	85,040
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055888	Storage Building	45,000	06/11/2026
000051947	Storage Building	30,000	12/31/2024
000051615	Right-of-Way Acce		11/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/227	10/22/2024	WD	Q	V	01	95,000
GRANTOR: NGUYEN NGOC-LAN						
GRANTEE: PITKIN ROBERT M						
1499/249	9/11/2023	WD	Q	V	01	85,000
GRANTOR: NORTH FLORIDA LAND GR						
GRANTEE: NGUYEN NGOC-LAN						

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
1	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2026	2025		100	4,000	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	3,600.00	3,600.00	100	2026	2025		100	3,600	
3	0030	BARN,MT	0	0	0	0	1.00	UT	38,720.00	38,720.00	100	2026	2025		100	38,720	
4	0060	CARPORT F	0	0	0	0	1,600.00	UT	20.00	20.00	100	2026	2025		100	32,000	
5	0060	CARPORT F	0	0	0	0	560.00	UT	12.00	12.00	100	2026	2025		100	6,720	

LAND DESCRIPTION

TOTAL OB/XF 85,040

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/30/2025 BY JB Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/30/2026 BY SYS