

LOT 19 CARDINAL FARMS UNREC:
 COMM SE COR OF SEC & RUN W
 ALONG S LINE 3266.86 FT,

DUCLAS REYNOLD/DUCLAS MICHELLE
 15148 SW 40TH STREET
 DAVIE, FL 33331

2026

11-6S-16-03815-119



| 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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 110,110 TOTAL MARKET VALUE 110,110 SOH/AGL Deduction 37,566 ASSESSED VALUE 72,544 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 72,544 TOTAL JUST VALUE 110,110 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 95,095 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1021/0866 7/15/2004 WD Q V 50,000 GRANTOR: SUBRANDY LIMITED PART GRANTEE: DUCLAS | | | | | | | | | | | |
| TOTALS | | | | | | | | | | BLD DATE XF DATE INC DATE | | | | | LGL DATE LAND DATE AG DATE | | | | | 05/06/2026 MLU | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | L | OB/XF | 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 | | | | | | | | | | | | | | | | | | | | | |
| L | N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R | D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D | T | 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 | 10.01 | AC | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 110,110 | | | | | | | | | | | | | | | |
| REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 05/12/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |