

E 12.835 ACRES OF FOLLOWING DESC
 OF THAT PORTION OF W1/2 OF NE1/4
 OF NW1/4 LYING N OF I-10 & E OF

HERNANDEZ DAVID
 22750 SW 147TH AVE
 MIAMI, FL 33170

2026

12-3S-16-02095-004


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																									
																						STANDARD																									
VALUATION BY																				Tax Group: 3		Tax Dist:		BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		SOH/AGL Deduction		ASSESSED VALUE		TOTAL EXEMPTION VALUE		BASE TAXABLE VALUE		TOTAL JUST VALUE		NCON VALUE		INCOME VALUE		PREVIOUS YEAR MKT VALUE	
																								0		0		71,848		1,194		0		1,194		0		1,194		71,848		0		0		71,848	
DOR CODE										5500										TIMBERLAND 80-89																											
MAP NUM																				MKT AREA										03																	
NEIGHBORHOOD/LOC										12316.00										1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
TOTALS																																															
EXTRA FEATURES										BLD DATE		LGL DATE		LAND DATE		04/09/2025		MLU		XF DATE		LAND DATE		10/16/2023		SPF		INC DATE																			
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																															
LAND DESCRIPTION										TOTAL OB/XF										0																											
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	5500	A	TIMBER 2	0					1.68	AC		1.00	1.00	1.00	445.00	445.00	748																														
2	5910	A	SWAMP/CYPRES	0					11.15	AC		1.00	1.00	1.00	40.00	40.00	446																														
3	9910	M	MKT.VAL.AG	0					12.83	AC		1.00	1.00	0.80	7,000.00	5,600.00	71,848																														
REVIEW DATE										04/09/2025										BY MLU																											
Total Acres:										12.83										Total Land Value: 1,194																											
Market:										71,848										Agricultural: 1,194																											
Common:										0										PRINTED 06/23/2026 BY SYS																											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049181	Electrical Servic	0	02/08/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/1183	1/18/2024	WD	Q	V	01	62,000
GRANTOR: BOSSICK MATTHEW						
GRANTEE: HERNANDEZ DAVID						
1498/1467	8/28/2023	WD	Q	V	01	28,000
GRANTOR: MOORE MARION LEWIS AK						
GRANTEE: BOSSICK MATTHEW						

BUILDING NOTES

BUILDING DIMENSIONS