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

2027

12-3S-16-02095-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

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	04/09/2025 MLU
INC DATE		AG DATE	10/16/2023 SPF

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	71,848
TOTAL MARKET VALUE	1,194
SOH/AGL Deduction	0
ASSESSED VALUE	1,194
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,194
TOTAL JUST VALUE	71,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,848

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

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	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 11/16/2026 BY SYS