

COMM NE COR OF SE1/4, RUN W  
1134.58 FT TO W R/W OF RR FOR  
POB, RUN SE 517.34 FT, W

CHASTEEN ERNEST F TRUST  
9269 SE RIVERFRONT TERRACE UNI  
TEQUESTA, FL 33469

2026

12-4S-17-08331-001

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> 27,495 <b>TOTAL MARKET VALUE</b> 27,495 <b>SOH/AGL Deduction</b> 11,525 <b>ASSESSED VALUE</b> 15,970 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 15,970 <b>TOTAL JUST VALUE</b> 27,495 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 27,495																																	
																				LAND:1:1: NEST TO RR TRACK/SOME LOW & WET																																	
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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	0000	C	VAC RES	0		A-1	0.00	0.00	6.11	AC		1.00	1.00	0.90	5,000.00	4,500.00	27,495																																				
REVIEW DATE 04/28/2025 BY MLU Total Acres: 6.11 Total Land Value: 27,495 Market: 0 Agricultural: 0 Common: 27,495 PRINTED 05/29/2026 BY SYS																																																					