

COMM INTERS N R/W CR-240 & E
 LINE OF SW1/4, RUN N 1190.31
 FT FOR POB, RUN W 1297.12 FT

ABOUHANA NADIA
 1090 SW 110TH TERRACE
 DAVIE, FL 33324

2026

12-5S-15-00447-213



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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 114,400 TOTAL MARKET VALUE 4,628 SOH/AGL Deduction 0 ASSESSED VALUE 4,628 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 4,628 TOTAL JUST VALUE 114,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 98,800													
DOR CODE 5500						TIMBERLAND 80-89											PERMIT NUM				DESCRIPTION		AMT		ISSUED					
MAP NUM						MKT AREA 02																								
NEIGHBORHOOD/LOC						12515.020 1.00/																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												SALES DATA				OFF RECORD Number		DATE		TYPE INST		Q / V / RSN CD		SALE PRICE	
																	1206/0676				12/06/2010		QC U		V 11		100			
GRANTOR: ADEL S & LESLIE A ABO																														
GRANTEE: NADIA ABOUHANA																														
0809/2085 8/10/1995 WD Q V 17,900																														
GRANTOR: GULF ATLANTIC LAND &																														
GRANTEE: ADEL S & LESLIE A A																														
TOTALS																	BLD DATE				LGL DATE		05/06/2026		MLU		BUILDING NOTES			
EXTRA FEATURES																	XF DATE				LAND DATE				BUILDING DIMENSIONS					
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														
																	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		A-1	0.00	0.00	10.40	AC		1.00	1.00	1.00	445.00	445.00	4,628													
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.40	AC		1.00	1.00	1.00	11,000.00	11,000.00	114,400													
REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.40 Total Land Value: 4,628 Market: 114,400 Agricultural: 4,628 Common: 0 PRINTED 05/08/2026 BY SYS																														