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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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
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	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	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						

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		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 06/23/2026 BY SYS