COMM NW COR, RUN S 1759.92 FT, E
POB, CONT E 494.73 FT, S 880.17
N 882.59 FT TO POB. (AKA LOT 3 G

MORALES CRISTIAN/MORALES JACQUELINE
16808 NW 83RD PL
HIALEAH, FL 33016

2027

12-7S-16-04184-008

BUILDING CHARACTERISTICS

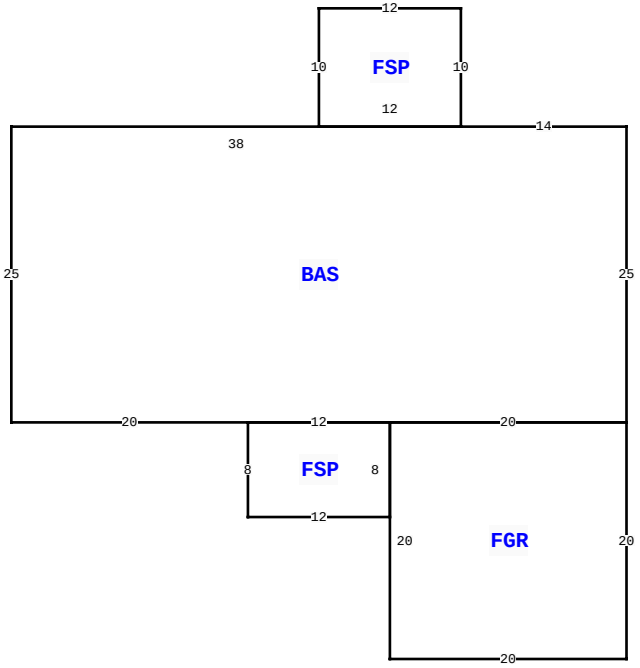
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100		1,300	106,406
FGR	400	55		220	18,008
FSP	96	40		38	3,110
FSP	120	40		48	3,929
TOTALS	1,916			1,606	131,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,606	106.3044	116.93	187,790	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 2025 Heated Area: 1300 HX Base Yr



412 SW BEAR LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	712.00	UT	1.50	1.50	100	1995	1995	3	100	1,068	
3	0294	SHED WOOD/	0	0	12	12	144.00	UT	7.50	7.50	100	1995	1995	3	100	1,080	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	131,453
TOTAL MARKET OB/XF VALUE	3,348
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	244,911
SOH/AGL Deduction	0
ASSESSED VALUE	244,911
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,911
TOTAL JUST VALUE	244,911
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053681	Remodel	73,315	07/28/2025
000048171	Roof Replacement	7,697	09/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/2592	2/20/2024	WD	Q	I	01	265,000
GRANTOR: SCHWANKOFF INC						
GRANTEE: MORALES CRISTIAN						
1499/1370	8/04/2023	WD	U	I	11	100
GRANTOR: FL CASH HOME BUYERS L						
GRANTEE: SCHWANKOFF INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N10 W12 S10 E12$ W38 S25 E20 FSP= S8 E12 N8 W12$ E12 FGR= S20 E20 N20 W20$ E20 N25$.

LAND DESCRIPTION

TOTAL OB/XF 3,348

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	0100	C	SFR	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 06/10/2026 BY NH Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS