COMM AT SE COR OF SEC, RUN SE
577.63 FT TO W R/W OF SW
BUSINESS POINT DR, NW ALONG

SOUTH POINT INDUSTRIAL PARK
ONE NORTH KROME AVE, SUITE 100
HOMESTEAD, FL 33030

2027

13-4S-16-02950-050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	13416.00	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	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	750,000
TOTAL MARKET VALUE	6,675
SOH/AGL Deduction	0
ASSESSED VALUE	6,675
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,675
TOTAL JUST VALUE	750,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	750,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1104/0598	12/07/2006	WD	Q	V		1,200,000

GRANTOR: BULLARD DEVELOPMENT C

GRANTEE: SOUTH POINT INDUSTR

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			0.00	0.00	15.00	AC		1.00	1.00	1.00	445.00	445.00	6,675							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	750,000							

REVIEW DATE 12/20/2024 BY KS Total Acres: 15.00 Total Land Value: 6,675 Market: 750,000 Agricultural: 6,675 Common: 0 PRINTED 11/17/2026 BY SYS