LOT 15 OLD WIRE FOREST S/D UNR D
OF SW 1/4 OF SW 1/4.

PEREZ JOSE A
2390 SW WYNNEWOOD ST
PORT ST LUCIE, FL 34953

2026

13-6S-16-03817-215

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14616.00	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	110,286
TOTAL MARKET VALUE	110,286
SOH/AGL Deduction	37,624
ASSESSED VALUE	72,662
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,662
TOTAL JUST VALUE	110,286
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1519	8/02/2022	WD	U	V	34	100
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: PEREZ JOSE A						
1058/1929	9/12/2005	QC	Q	V	01	87,000
GRANTOR: ARMANDO & LISA REID						
GRANTEE: JOSE A PEREZ						

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	0000	C	VAC RES	0		A-1	0.00	0.00	10.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,286							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.03 Total Land Value: 110,286 Market: 0 Agricultural: 0 Common: 110,286 PRINTED 05/13/2026 BY SYS