BEG NW COR OF SE1/4, RUN S 159.5
N'LY BDRY OF A FAMILY CEMETERY,
TO NW COR OF CEMETERY, S 472.19

LARENA OMAR TRIANA/AZCONA YANET
728 SAILFISH DR
BRANDON, FL 33511

2027

14-2S-15-00064-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	14215.00	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

2006 NW THUNDER ST, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	229,197
TOTAL MARKET VALUE	233,197
SOH/AGL Deduction	0
ASSESSED VALUE	233,197
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,197
TOTAL JUST VALUE	233,197
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,197

SALE:1:1: 102.32 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11601	PUMP/UTPOL	30	08/30/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/2614	3/26/2021	WD	Q	V	01	249,000
GRANTOR: EDWARDS WALTER L						
GRANTEE: LARENA OMAR TRIANA						
0799/1921	12/28/1994	WD	Q	V		69,900
GRANTOR: WEANT-COUTURE-BROOKS						
GRANTEE: WALTER L & JUNE C E						

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
1	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	102.32	AC		1.00	1.00	0.80	2,800.00	2,240.00	229,197							

REVIEW DATE 10/21/2022 BY JB Total Acres: 102.32 Total Land Value: 229,197 Market: 0 Agricultural: 0 Common: 229,197 PRINTED 11/17/2026 BY SYS