

COMM SE COR OF SW1/4 OF SE1/4, W
R/W OF SR-341 FOR POB, CONT W AL
460.13 FT, N 214.93 FT TO S LINE

MAGAKHAES RONNIE
9340 FONTAINEBLEAU BLVD # 402
MIAMI, FL 33172

2026

14-4S-16-02978-002
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		2 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architctual	01	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Quality	01	01	
DOR CODE	4900 OPEN STORAGE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	14416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		8,102

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2023		Heated Area: 924					HX Base Yr	

66

14

BAS

66

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		36,758	
TOTAL MARKET OB/XF VALUE		20,880	
TOTAL LAND VALUE - MARKET		18,400	
TOTAL MARKET VALUE		76,038	
SOH/AGL Deduction		0	
ASSESSED VALUE		76,038	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		76,038	
TOTAL JUST VALUE		76,038	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		76,038	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/151	6/11/2022	QC	U	I	11	100
GRANTOR: SKINNER GLEN RAY & SA						
GRANTEE: MAGAKHAES RONNIE						
1447/953	3/11/2021	WD	U	I	11	100
GRANTOR: SKINNER GLEN						
GRANTEE: SKINNER GLEN RAY &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0040	BARN, POLE	0	0	31	60	UT	3.00	3.00	100	1985
2	0285	SALVAGE	0	0	0	0	UT	0.00	0.00	100	2014
3	0020	BARN, FR	0	0	50	30	UT	10.00	10.00	100	2024

TOTAL OB/XF											
20,880											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	2700	C	AUTO SALES	0		A-1	0.00	0.00	1.60	AC	1.00

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W66 S14 E66 N14\$.											

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	2700	C	AUTO SALES	0		A-1	0.00	0.00	1.60	AC	1.00	1.00	1.00	11,500.00	11,500.00	18,400								

