N1/2 OF NW1/4 OF SE1/4.
1035-1802,1803, WD 1081-250, 251

OKPALEKE ANDREW
11924 SUGARBERRY DR
RIVERVIEW, FL 33569

2027

15-3S-16-02144-015

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	15316.00	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

4523 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	56,980
TOTAL MARKET VALUE	56,980
SOH/AGL Deduction	12,658
ASSESSED VALUE	44,322
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,322
TOTAL JUST VALUE	56,980
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32276	TR/TRAILER	142	09/09/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/729	7/01/2026	WD	Q	V	01	91,900
GRANTOR: MENDOZA GUSTAVO						
GRANTEE: OKPALEKE ANDREW						
1415/1696	7/20/2020	WD	Q	V	01	35,000
GRANTOR: SQUARE ONE PROPERTY H						
GRANTEE: GUSTAVO MENDOZA						

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	9900	C	AC NON-AG	0			0.00	0.00	20.35	AC		1.00	1.00	0.40	7,000.00	2,800.00	56,980							

REVIEW DATE 10/21/2026 BY TP Total Acres: 20.35 Total Land Value: 56,980 Market: 0 Agricultural: 0 Common: 56,980 PRINTED 11/16/2026 BY SYS