SW1/4 OF NW1/4 AS LIES NE OF I-75.
419-719, 669-759, PB 813-554,

MAYO ALBERT K
8920 NW 12TH AVENUE
MIAMI, FL 33150

2026

16-3S-16-02151-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	16316.00	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	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	53,712
TOTAL MARKET VALUE	53,712
SOH/AGL Deduction	9,478
ASSESSED VALUE	44,234
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,234
TOTAL JUST VALUE	53,712
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,998

SALE:2:1: AG LAND 21.39 AC @ $935/AC. MKT=$1900/AC

SALE:1:1: ALSO ORB 860-2013, 2015 (WAY TOO LOW)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/2270	4/12/2018	WD	Q	V	01	20,000
GRANTOR: ANDERSON COLUMBIA CO						
GRANTEE: ALBERT K MAYO						
1182/1409	10/14/2009	WD	U	V	37	150,000
GRANTOR: JAMES H JOHNSTON III						
GRANTEE: ANDERSON COLUMBIA C						

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		A-1	0.00	0.00	14.92	AC		1.00	1.00	0.45	8,000.00	3,600.00	53,712							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 14.92 Total Land Value: 53,712 Market: 0 Agricultural: 0 Common: 53,712 PRINTED 06/09/2026 BY SYS