

COMM NW COR OF N1/2 OF SW1/4, RU  
E 12.29 FT TO E R/W MIXON RD FOR  
1147.60 FT TO W'LY R/W I-75 ACCE

MORELL FERNANDO RAMON  
3228 W SAINT CONRAD ST  
TAMPA, FL 33607

2026

16-5S-17-09272-004  
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BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 99,000 TOTAL MARKET VALUE 99,000 SOH/AGL Deduction 0 ASSESSED VALUE 99,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 99,000 TOTAL JUST VALUE 99,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 90,000										
DOR CODE 0000 VACANT																<b>PERMIT NUM</b> DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 02																											
NEIGHBORHOOD/LOC 16517.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1516/555 6/06/2024 WD Q V 01 105,000 GRANTOR: REGULA RONALD S GRANTEE: MORELL FERNANDO RAM 1377/0977 1/08/2019 WD Q V 01 36,000 GRANTOR: SAHARA PROP MANAGEMEN GRANTEE: RONALD S & PAMELA M											
TOTALS																BLD DATE LGL DATE XF DATE LAND DATE 05/06/2026 MLU INC DATE AG DATE											
EXTRA FEATURES																<b>BUILDING NOTES</b>											
L N	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	<b>BUILDING DIMENSIONS</b>											
																	<b>LAND DESCRIPTION</b> L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 10.00 AC 1.00 1.00 0.90 11,000.00 9,900.00 99,000										
<b>LAND DESCRIPTION</b> TOTAL OB/XF 0																											
<b>REVIEW DATE</b> 05/06/2026 <b>BY</b> MLU Total Acres: 10.00 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 <b>PRINTED 05/08/2026 BY SYS</b>																											