

LOT 19 COLUMBIA ACRES S/D.
464 807, DC 757-334, WD 1092-270

BURNS DOUGLAS PAUL JR
12440 SW 1ST ST
PLANTATION, FL 33325

2026

17-7S-17-10012-019
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID 80	
Exterior Wall	19	COMMON BRK 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectural Units	01	CONV 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17717.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,848	100	
TOTALS	1,848		1,848

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,848	115.5000	108.57	200,637	1991	1991	0	0	45.00	55.00		
1 MANUF 1 0% - 2024 Heated Area: 1848 HX Base Yr													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,848	100		1,848	110,350								
TOTALS	1,848			1,848	110,350								

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VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	110,350			
TOTAL MARKET OB/XF VALUE	8,450			
TOTAL LAND VALUE - MARKET	65,000			
TOTAL MARKET VALUE	183,800			
SOH/AGL Deduction	0			
ASSESSED VALUE	183,800			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	183,800			
TOTAL JUST VALUE	183,800			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	173,800			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054949	Electrical Servic		02/04/2026
24884	SFR	881	08/18/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/2316	6/23/2021	LE U		I	14	100
GRANTOR: ORR JAYNE						
GRANTEE: BURNS DOUGLAS PAUL						
1092/2707	8/09/2006	WD Q		I		147,500
GRANTOR: AGNES LAUSTRA						
GRANTEE: JAYNE ORR						

341 SW FORTUNE WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
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
1	0294	SHED WOOD/	0	0	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W66 S28 E66 N28\$.													

LAND DESCRIPTION														TOTAL OB/XF										8,450				
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	0200	C	MBL HM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000											