LOT 30 STEPHEN FOSTER FOREST
S/D.

CHARLOT DOMINIQUE/CHARLOT DANIEL
216 SW 180 AVE
PEMBROKE PINES, FL 33029

2026

18-2S-16-01650-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	18216.010 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	05/07/2026 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	17,500
TOTAL MARKET VALUE	17,500
SOH/AGL Deduction	5,642
ASSESSED VALUE	11,858
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,858
TOTAL JUST VALUE	17,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,125

SALE:5:1: SEE ORB 791-093 FOR $16,200 (COURT ORDER

SALE:4:1: SEE ORB 791-091 FOR $16,200 (COURT ORDER

SALE:3:1: SALE INCL RE# 01637/ LOW SALE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1067/1889	12/06/2005	WD	Q	V		15,000
GRANTOR: RISCASAN REALTY						
GRANTEE: CHARLOT						
1051/1072	7/07/2005	WD	Q	V		42,000
GRANTOR: LAKE CITY COMMUNITY C						
GRANTEE: RISCASAN REALTY INV						

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	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.75	10,000.00	17,500.00	17,500							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 0.43 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 06/08/2026 BY SYS