LOT 1 BLOCK B LOTTIE FARMS S/D
EX 143 SF FOR ADD'L R/W FOR
BRIM ST IN ORB 1270-2466 (#320).

ROJAS LISSETTE
4371 USTER AVE
NORTH PORT, FL 34287

2027

18-4S-16-03055-151

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	18416.010 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	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	56,400
TOTAL MARKET VALUE	56,400
SOH/AGL Deduction	11,208
ASSESSED VALUE	45,192
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,192
TOTAL JUST VALUE	56,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,400

SALE:1:1: ALL BLK B FOR $114000 BEING 39.30 AC-8 P

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1233/0408	4/13/2012	WD	U	V	37	5,000
GRANTOR: JOHN GRAVES						
GRANTEE: LISSETTE ROJAS						
1023/2425	8/06/2004	WD	Q	V		33,500
GRANTOR: BRIAN & ANN WETHINGTO						
GRANTEE: JOHN R GRAVES II						

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		A-1	0.00	0.00	4.70	AC		1.00	1.00	1.00	12,000.00	12,000.00	56,400							

REVIEW DATE 04/22/2026 BY MLU Total Acres: 4.70 Total Land Value: 56,400 Market: 0 Agricultural: 0 Common: 56,400 PRINTED 11/17/2026 BY SYS