

LOT 14 SADDLE OF THE SOUTH ESTAT  
751-2137, 769-912, FJ 865-525, 9

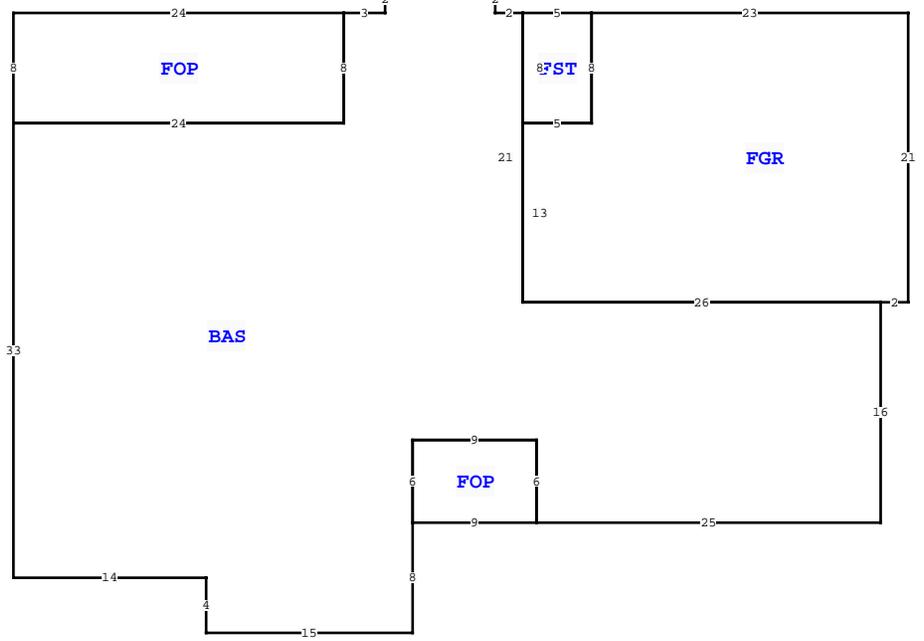
HACMAN LAURA  
156 96TH AVE 25#3  
PLANTATION, FL 33324

**2026**

18-4S-17-08466-114

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	04 04 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	18417.010 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,731
FGR	548
FOP	54
FOP	192
FST	40
TOTALS	2,565

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	2026									
Heated Area: 1731			HX Base Yr 2026									



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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	2,180.00	UT	1.40	1.40	100	0	0	3	100	3,052	
3	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	

TOTAL OB/XF												
7,552												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.15	22,500.00	25,875.00	25,875							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY																							
PAGE 1 of 1																							
VALUATION BY																							
STANDARD																							
Tax Group: 2																							
Tax Dist:																							
BUILDING MARKET VALUE																							
222,395																							
TOTAL MARKET OB/XF VALUE																							
7,552																							
TOTAL LAND VALUE - MARKET																							
25,875																							
TOTAL MARKET VALUE																							
255,822																							
SOH/AGL Deduction																							
89,128																							
ASSESSED VALUE																							
166,694																							
TOTAL EXEMPTION VALUE																							
HX HB																							
51,411																							
BASE TAXABLE VALUE																							
115,283																							
TOTAL JUST VALUE																							
255,822																							
NCON VALUE																							
0																							
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE																							
255,129																							
LAND:1:1: 1.37 AC.																							
SALE:1:1: LOT 14 SADDLE OF THE SOUTH																							
PERMIT NUM																							
DESCRIPTION																							
AMT																							
ISSUED																							
6643																							
SFR																							
44,000																							
12/04/1992																							
SALES DATA																							
OFF RECORD																							
Number																							
DATE																							
TYPE																							
Q																							
V																							
I																							
RSN																							
CD																							
SALE																							
PRICE																							
1552/2305																							
10/23/2025																							
WD																							
Q																							
I																							
01																							
330,000																							
GRANTOR: MCARDLE ELIZABETH BUL																							
GRANTEE: HACMAN LAURA																							
1450/1815																							
10/15/2021																							
WD																							
Q																							
I																							
01																							
240,000																							
GRANTOR: HARPER GRACE																							
GRANTEE: MCARDLE ELIZABETH B																							
BUILDING NOTES																							
BUILDING DIMENSIONS																							
BAS= W3 FOP= W24 S8 E24 N8 S8 W24 S33 E14 S4 E15 N8 FOP= E9																							
N6 W9 S6 S6 E9 S6 E25 N16 FGR= E2 N21 W23 FST= W5 S8 E5 N8 S8																							
S8 W5 S13 E26 S W26 N21 W2 N2 W8 S2 S.																							