LOT 25 CEDAR SPRING SHORES REPLA
748-1186, 919-192, LE 1488-72,

OUELLETTE MATTHEW G
3113 SW COLLINGS DR
PORT ST LUCIE, FL 34953

2026

18-7S-16-04236-100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18716.010 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	05/08/2026 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	25,200
TOTAL MARKET VALUE	25,200
SOH/AGL Deduction	6,357
ASSESSED VALUE	18,843
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,843
TOTAL JUST VALUE	25,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/72	4/03/2023	LE	U	V	14	100
GRANTOR: OUELLETTE MATTHEW G						
GRANTEE: OUELLETTE MATTHEW G						
0919/0192	10/06/2000	WD	Q	V		3,000
GRANTOR: RICHARD & EILEEN MORR						
GRANTEE: MATTHEW OUELLETTE						

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	1.00	LT		1.00	1.00	0.90	28,000.00	25,200.00	25,200							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 1.00 Total Land Value: 25,200 Market: 0 Agricultural: 0 Common: 25,200 PRINTED 06/12/2026 BY SYS