COMM NE COR SEC 24-7S-16, RUN S
E 715.97 FT, S 571.82 FT FOR POB
601.98 FT, W 765.45 FT, N 576.05

BARRENADA ISAIAS/FORERO LIZETTE
5305 SW 135TH CT
MIAMI, FL 33175

2027

19-7S-17-10025-106

BUILDING CHARACTERISTICS

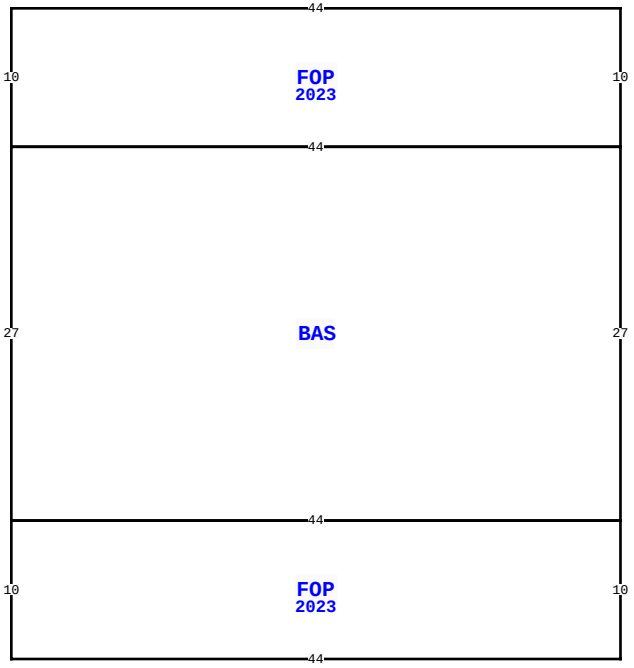
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19717.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	103,603
FOP	440	35	2023	154	13,430
FOP	440	35	2023	154	13,430
TOTALS	2,068			1,496	130,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,496	118.7000	110.39	165,143	2004	2015	0	0	0	21.00	79.00

2 MANUF 1 0% - 2023 Heated Area: 1188 HX Base Yr



171 SW HEREFORD PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	130,463
TOTAL MARKET OB/XF VALUE	12,800
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	156,893
SOH/AGL Deduction	0
ASSESSED VALUE	156,893
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,893
TOTAL JUST VALUE	253,373
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/1218	8/29/2022	WD	Q	I	01	260,000
GRANTOR: WATSON DAVID						
GRANTEE: BARRENADA ISAIAS						
1450/2290	8/10/2021	WD	U	I	11	100
GRANTOR: BRYANT MELISSA H						
GRANTEE: WATSON DAVID F JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W44 S27 E44 N27 $
FOP=[YR=2023;ORIG=-44,-10] S10 E44 N10 W44 $
FOP=[YR=2023;ORIG=-44,27] S10 E44 N10 W44 $
.

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
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
4	0296	SHED METAL	0	0	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 12,800

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							
2	6200	A	PASTURE 3	0					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0					9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 11/18/2022 BY ME Total Acres: 10.01 Total Land Value: 13,630 Market: 99,000 Agricultural: 2,520 Common: 11,110 PRINTED 11/17/2026 BY SYS