

COMM NW COR, RUN E 1111.14 FT TO
 ABAND SCL RR, RUN SE ALONG R/W T
 WITH W R/W OF SW BOBCAT DR, RUN

FERESIN PAULO GRIGORI/FERESIN DAPHNE FRUCTUOSO VIT
 76 NORTHEAST 170TH STREET
 NORTH MIAMI BEACH, FL 33162

2026

19-7S-17-10025-117


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 36,995 TOTAL LAND VALUE - MARKET 110,110 TOTAL MARKET VALUE 147,105 SOH/AGL Deduction 21,019 ASSESSED VALUE 126,086 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 126,086 TOTAL JUST VALUE 147,105 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 132,090 SALE:1:1: 10.01 AC BLDG:1:1: MANATEE MH											
																				PERMIT NUM DESCRIPTION AMT ISSUED 19887 PUMP/UTPOL 30 08/26/2002 7984 PUMP/UTPOL 30 01/19/1994											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1423/0532 10/30/2020 WD Q I 01 92,000 GRANTOR: LORA L HENDERSON GRANTEE: PAULO G & DAPHNE F 1381/1905 3/29/2019 WD Q I 01 55,000 GRANTOR: DUDLEY H MANSFIELD GRANTEE: LORA L HENDERSON											
DOR CODE 0700 MISC IMPROVED										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																										
TOTALS										619 SW CHALET TER, FORT WHITE										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU											
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	0001	RES MISC	0	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	4,995														
2	0030	BARN, MT	0	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	25,000														
3	9945	Well/Sept	0	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000														
LAND DESCRIPTION										TOTAL OB/XF 36,995																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0700	C	MISC RES	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110														
REVIEW DATE 12/03/2020 BY ME Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 05/08/2026 BY SYS																															