

COMM SE COR OF W1/2 OF SW1/4 OF
1331.30 FT TO SE COR OF SEC 20-2
705.35 FT FOR POB, W 585.59 FT T

PETERS CASSIDY J
7514 NW 42ND CT
CORAL SPRINGS, FL 33065

2026

20-2S-17-04755-005



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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 61,695 TOTAL MARKET VALUE 68,695 SOH/AGL Deduction 3,718 ASSESSED VALUE 64,977 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 64,977 TOTAL JUST VALUE 68,695 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 68,695																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1433/437</td> <td>3/16/2021</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: KELLJCHIAN DEBORAH GRANTEE: PETERS CASSIDY J 1389/2407 7/01/2019 QC U V 11 100 GRANTOR: JEFFREY ALLEN KELLJCH GRANTEE: DEBORAH KELLJCHIAN										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1433/437	3/16/2021	QC	U	V	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1433/437	3/16/2021	QC	U	V	11	100																																					
TOTALS EXTRA FEATURES										184 NE FROGS GLN, LAKE CITY BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/14/2025 MLU																																	
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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																												
LAND DESCRIPTION																																											
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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.90	4,500.00	4,050.00	4,050																										
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	12.90	AC		1.00	1.00	0.90	4,500.00	4,050.00	52,245																										
3	9600	C	WASTELAND	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	0.20	4,500.00	900.00	5,400																										
REVIEW DATE 08/04/2015 BY DF																																											
Total Acres: 19.90 Total Land Value: 61,695 Market: 0 Agricultural: 0 Common: 61,695 PRINTED 03/25/2026 BY SYS																																											