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

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	20217.00	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

184 NE FROGS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	75,405
TOTAL MARKET VALUE	82,405
SOH/AGL Deduction	17,428
ASSESSED VALUE	64,977
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,977
TOTAL JUST VALUE	82,405
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/437	3/16/2021	QC	U	V	11	100
GRANTOR: KELLJCHIAN DEBORAH						
GRANTEE: PETERS CASSIDY J						
1389/2407	7/01/2019	QC	U	V	11	100
GRANTOR: JEFFREY ALLEN KELLJCH						
GRANTEE: DEBORAH KELLJCHIAN						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	AC		1.00	1.00	0.90	5,500.00	4,950.00	4,950							
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	12.90	AC		1.00	1.00	0.90	5,500.00	4,950.00	63,855							
3	9600	C	WASTELAND	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	0.20	5,500.00	1,100.00	6,600							

REVIEW DATE 08/04/2015 BY DF Total Acres: 19.90 Total Land Value: 75,405 Market: 0 Agricultural: 0 Common: 75,405 PRINTED 06/10/2026 BY SYS