LOT 10 BLOCK 7 BOULEVARD PARK S/
642-517, 813-31, WD 995-1947, WD

BROTHERS NEEAH MAE
725 BUTTONWOOD LN
BOYNTON BEACH, FL 33436

2027

20-3S-17-05506-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

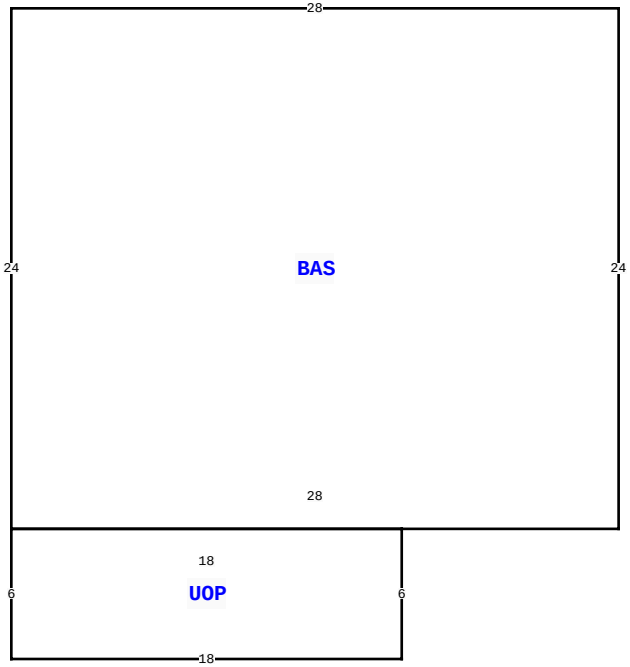
NEIGHBORHOOD/LOC 20317.090 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	14,399
UOP	108	20		22	471
TOTALS	780			694	14,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	694	55.6500	61.22	42,487	1952	1952	0	0	30	35.00	35.00

1 SINGLE FAM 0% - 2026 Heated Area: 672 HX Base Yr



1651 NW OAKLAND AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	14,870
TOTAL MARKET OB/XF VALUE	50
TOTAL LAND VALUE - MARKET	2,500
TOTAL MARKET VALUE	17,420
SOH/AGL Deduction	0
ASSESSED VALUE	17,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,420
TOTAL JUST VALUE	17,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	17,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056190	Remodel	10,000	07/28/2026
000055808	Electrical Servic		06/03/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1668	10/08/2026	WD	Q	I	01	110,000
GRANTOR: MODERNIZED INVESTMENT						
GRANTEE: BROTHERS NEEAH MAE						
1556/2547	12/19/2025	WD	U	I	37	17,500
GRANTOR: REGAR PAMELA						
GRANTEE: MODERNIZED INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S24 UOP= S6 E18 N6 W18$ E28 N24$.

LAND DESCRIPTION

TOTAL OB/XF 50

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	0100	C	SFR	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	2,500.00	2,500.00	2,500							

REVIEW DATE 06/23/2026 BY TW Total Acres: 0.14 Total Land Value: 2,500 Market: 0 Agricultural: 0 Common: 2,500 PRINTED 11/17/2026 BY SYS