

COMM SW COR OF SE1/4 OF NW1/4, R
E 554.19 FT FOR POB, CONT E 184.
FT, W 184.57 FT, S 235.97 FT TO

COLES LEONARD/COLES SHIRLEY K
2801 NW 209TH TER
OPA LOCKA, FL 33056

2026

20-4S-17-08606-014


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: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 16,200 TOTAL MARKET VALUE 16,200 SOH/AGL Deduction 2,340 ASSESSED VALUE 13,860 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 13,860 TOTAL JUST VALUE 16,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 12,600 SALE:1:1: ASSESSED \$3600.																							
																				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>0675/0061</td> <td>1/30/1989</td> <td>WD</td> <td>U</td> <td>V</td> <td></td> <td>2,800</td> </tr> </tbody> </table> GRANTOR: NEWTON QUINCY GRANTEE: COLES LEONARD										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0675/0061	1/30/1989	WD	U	V		2,800
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TOTALS																																											
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																											
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	18,000.00	16,200.00	16,200																										
TOTAL OB/XF																				0																							
REVIEW DATE 05/08/2026 BY MLU Total Acres: 1.00 Total Land Value: 16,200 Market: 0 Agricultural: 0 Common: 16,200 PRINTED 06/11/2026 BY SYS																																											