BEG AT NE COR OF E1/2 OF SE1/4
OF SEC 20-2S-17E, RUN E 504.98
FT, S 1058.40 FT TO C/L OF 60

WOOD MICHAEL D/WOOD JENNIFER
2071 BRUBECK ROAD
NORTH PORT, FL 34287

2027

21-2S-17-04756-005

BUILDING CHARACTERISTICS

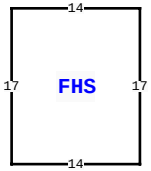
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	21217.00	1.00/

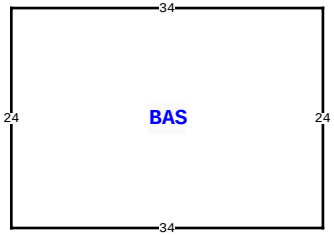
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100		816	99,688
FHS	238	60		143	17,470
TOTALS	1,054			959	117,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	959	123.3960	135.74	130,175	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 0 Heated Area: 1054 HX Base Yr





413 NE FROGS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	07/27/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	117,158
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,480
TOTAL MARKET VALUE	151,324
SOH/AGL Deduction	0
ASSESSED VALUE	151,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,324
TOTAL JUST VALUE	197,638
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3037	SFR	356	08/13/2012
30220	TR/TRAILER	189	06/11/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1203/1008	10/18/2010	WD	U	V	16	100

GRANTOR: WOOD & HEALY

GRANTEE: WOOD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S24 E34 N24$ PTR= N30 FHS= N17 W14 S17 E14$ S30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		A-1	0.00	0.00	4.06	AC		1.00	1.00	1.00	8,000.00	8,000.00	32,480							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	281.00	281.00	1,686							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	48,000							

REVIEW DATE 02/22/2019 BY JS Total Acres: 10.06 Total Land Value: 34,166 Market: 48,000 Agricultural: 1,686 Common: 32,480 PRINTED 11/17/2026 BY SYS