COMM SE COR OF W1/2 OF SW1/4,
RUN N 1011.69 FT, N 67 DEG W
318.36 FT, N 436.99 FT TO C/L

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

2026

21-2S-17-04756-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	103,125
TOTAL MARKET VALUE	5,250
SOH/AGL Deduction	0
ASSESSED VALUE	5,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,250
TOTAL JUST VALUE	103,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/0540	2/20/2020	WD	Q	V	01	84,200

GRANTOR: WILLIAM SMITH

GRANTEE: MICHAEL D & JENNIFE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	03/16/2023 SPF

BUILDING NOTES

BUILDING DIMENSIONS

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	6200	A	PASTURE 3	0					18.75	AC		1.00	1.00	1.00	280.00	280.00	5,250							
2	9910	M	MKT.VAL.AG	0					18.75	AC		1.00	1.00	1.00	5,500.00	5,500.00	103,125							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 18.75 Total Land Value: 5,250 Market: 103,125 Agricultural: 5,250 Common: 0 PRINTED 03/26/2026 BY SYS