NW1/4 OF SW1/4 EX RD R/W & EX 1
DC 1288-269, WD 1466-1510, WD 15

VILLALOBOS FREDRICK/VILLALOBOS MARI
8664 NW 57TH CT
CORAL SPRINGS, FL 33067

2027

22-7S-16-04289-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22716.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	09/13/2022 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	226,680
TOTAL MARKET VALUE	10,578
SOH/AGL Deduction	0
ASSESSED VALUE	10,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,578
TOTAL JUST VALUE	226,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/740	9/08/2026	WD	Q	V	05	450,000
GRANTOR: CASON LADONNA						
GRANTEE: VILLALOBOS FREDRICK						
1466/1510	5/05/2022	WD	U	I	11	0
GRANTOR: BOOTH PATSY						
GRANTEE: CASON LADONNA						

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		A-1	0.00	0.00	37.78	AC		1.00	1.00	1.00	280.00	280.00	10,578							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	37.78	AC		1.00	1.00	1.00	6,000.00	6,000.00	226,680							

REVIEW DATE 09/14/2026 BY AJ Total Acres: 37.78 Total Land Value: 10,578 Market: 226,680 Agricultural: 10,578 Common: 0 PRINTED 11/17/2026 BY SYS