W1/2 OF SE1/2 OF NE1/4.

642-194, 642-196, DC 979-379, 99

**KUHL MICHAEL J/KUHL TRACEY L**
201 SE 3RD CT
POMPANO BEACH, FL 33060

**2027**

**23-5S-15-00462-005**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 9900 | NON AG ACREAGE | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 23515.00 | 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 170,000 |
| TOTAL MARKET VALUE | 170,000 |
| SOH/AGL Deduction | 41,159 |
| ASSESSED VALUE | 128,841 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 128,841 |
| TOTAL JUST VALUE | 170,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 170,000 |

SALE:2:1: AG LAND / 40 AC @ 1250 PER AC

SALE:1:1: AG LAND 40 AC @ 1250 PER AC.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1064/2508 | 11/09/2005 | WD | Q | V | | 172,000 |
| GRANTOR: FRANCISCA C EDGE | | | | | | |
| GRANTEE: MICHAEL J & TRACEY | | | | | | |
| 0642/0195 | 1/20/1988 | WD | U | V | | 50,000 |
| GRANTOR: JOHNS FRED E | | | | | | |
| GRANTEE: EDGE WILLIAM E JR | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 9900 | C | AC NON-AG | 0 | | A-1 | 0.00 | 0.00 | 20.00 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 170,000 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/07/2026 BY MLU Total Acres: 20.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 11/16/2026 BY SYS