

LOT 4 HARTFORD ESTATES (DIVISION
AS: COMM NE COR OF W1/2 OF NE1/4
CONT S 332.93 FT FOR POB, CONT S

NEAL MIRIAM H
18562 TIFFANY DR
CUTLER BAY, FL 33157

2026

23-5S-15-00462-104



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: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 110,770 TOTAL MARKET VALUE 110,770 SOH/AGL Deduction 0 ASSESSED VALUE 110,770 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 110,770 TOTAL JUST VALUE 110,770 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE																							
																				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 / V</th> <th>I / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1550/2373</td> <td>9/21/2025</td> <td>WD Q</td> <td>Q</td> <td>V</td> <td>01</td> <td>145,000</td> </tr> </tbody> </table> GRANTOR: COUNTRY DREAMS LLC GRANTEE: NEAL MIRIAM H										OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE	1550/2373	9/21/2025	WD Q	Q	V	01	145,000
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1550/2373	9/21/2025	WD Q	Q	V	01	145,000																																					
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					05/06/2026 MLU																							
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																											
																	BUILDING NOTES																										
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LAND DESCRIPTION										TOTAL OB/XF																																	
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					10.07	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,770																										
REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.07 Total Land Value: 110,770 Market: 0 Agricultural: 0 Common: 110,770 PRINTED 05/08/2026 BY SYS																																											