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

2027

23-5S-15-00462-104

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	023515.01 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	05/19/2026 MLU
INC DATE		AG DATE	

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	120,840
TOTAL MARKET VALUE	120,840
SOH/AGL Deduction	0
ASSESSED VALUE	120,840
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,840
TOTAL JUST VALUE	120,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/2373	9/21/2025	WD	Q	V	01	145,000

GRANTOR: COUNTRY DREAMS LLC

GRANTEE: NEAL MIRIAM H

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	0000	C	VAC RES	0					10.07	AC		1.00	1.00	1.00	12,000.00	12,000.00	120,840							

REVIEW DATE 05/19/2026 BY MLU Total Acres: 10.07 Total Land Value: 120,840 Market: 0 Agricultural: 0 Common: 120,840 PRINTED 11/17/2026 BY SYS