

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																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 120,840 <b>TOTAL MARKET VALUE</b> 120,840 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 120,840 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 120,840 <b>TOTAL JUST VALUE</b> 120,840 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b>																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / V</th> <th>I / V</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 / V	RSN CD	SALE PRICE	1550/2373	9/21/2025	WD Q	Q	V	01	145,000
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<b>TOTALS</b> <b>EXTRA FEATURES</b>										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					05/19/2026    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																											
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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	12,000.00	12,000.00	120,840																										
<b>REVIEW DATE</b> 05/19/2026 <b>BY</b> MLU    Total Acres: 10.07    Total Land Value: 120,840    Market: 0    Agricultural: 0    Common: 120,840 <b>PRINTED 06/23/2026 BY SYS</b>																																											