

14 ACRES OFF WEST SIDE OF NW1/4
& NE1/4 OF SW1/4 EX W 21 AC.

CASTILLO SISSY KATHERINE
3331 SW ROSSER BLVD
PORT ST. LUCIE, FL 34953

2026

24-2S-15-00089-005



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 165,000 TOTAL MARKET VALUE 165,000 SOH/AGL Deduction 1,650 ASSESSED VALUE 163,350 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 163,350 TOTAL JUST VALUE 165,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 148,500 LAND: 2:1: 100 YR										
DOR CODE 9900 NON AG ACREAGE																PERMIT NUM				DESCRIPTION		AMT		ISSUED			
MAP NUM																											
NEIGHBORHOOD/LOC 24215.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES																											
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											
																	BLD DATE				LGL DATE		05/18/2026		MLU		
																	XF DATE				LAND DATE						
																	INC DATE				AG DATE						
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	DPHT 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	33.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	165,000										
REVIEW DATE 05/18/2026 BY MLU Total Acres: 33.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 06/01/2026 BY SYS																											

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/2539	5/04/2022	WD Q	Q	V	01	247,500
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: CASTILLO SISSY KATH						
1465/2542	4/26/2022	WD U	U	V	11	100
GRANTOR: MUTAKABBIR TERESA REN						
GRANTEE: FLORIDA HOLDINGS TR						

BUILDING NOTES

BUILDING DIMENSIONS