SW1/4 OF NW1/4.

287-254, 381-137, QC 735-646 THR

JOHNSON JUNE/TUNSIL JOYCE
5280 SW 8TH ST
PLANTATION, FL 33317

2027

24-2S-16-01739-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	24216.00	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	05/18/2026 MLU
INC DATE		AG DATE	07/28/2022 SPF

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	4,000
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	15,210
SOH/AGL Deduction	0
ASSESSED VALUE	15,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,210
TOTAL JUST VALUE	164,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17295	PUMP/UTPOL	30	08/08/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/15	8/13/2022	WD	U	I	16	52,500
GRANTOR: PINKSTON MILDRED V						
GRANTEE: JOHNSON JUNE						
1451/2761	11/01/2021	LE	U	I	14	100
GRANTOR: PINKSTON MILDRED V						
GRANTEE: PINKSTON MILDRED V						

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
1	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	6200	A	PASTURE 3	0		00	0.00	0.00	30.00	AC		1.00	1.00	1.00	280.00	280.00	8,400							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	40.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	160,000							
3	5600	A	TIMBER 3	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	281.00	281.00	2,810							

REVIEW DATE 05/01/2023 BY JB Total Acres: 40.00 Total Land Value: 11,210 Market: 160,000 Agricultural: 11,210 Common: 0 PRINTED 11/16/2026 BY SYS