E1/2 OF LOT 4, RUM ISLAND WOOD S
1008-858, WD 1064-1906 THRU 1908

WAGNER YOURI/WAGNER VIOLETA
11097 LAKEAIRE ROAD
BOCA RATON, FL 33498

**2026**

**24-7S-16-04313-031**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 24716.010 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 30,000 |
| TOTAL MARKET VALUE | 30,000 |
| SOH/AGL Deduction | 11,882 |
| ASSESSED VALUE | 18,118 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 18,118 |
| TOTAL JUST VALUE | 30,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 30,000 |

LAND:1:1: E1/2 OF LOT 4 APPROX 2 ACRES

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/14/2024 MLU |
| INC DATE | | AG DATE | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1064/1908 | 11/04/2005 | WD | U | V | 09 | 40,900 |
| GRANTOR: LOVETT | | | | | | |
| GRANTEE: WAGNER | | | | | | |
| 1064/1907 | 11/03/2005 | QC | Q | V | 06 | 100 |
| GRANTOR: LOVETT | | | | | | |
| GRANTEE: LOVETT | | | | | | |

### 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 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.75 | 40,000.00 | 30,000.00 | 30,000 | | | | | | | |

REVIEW DATE 05/14/2024 BY MLU Total Acres: 2.01 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 06/12/2026 BY SYS