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	05/14/2024 MLU
XF DATE		LAND DATE	
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 03/24/2026 BY SYS