LOT 9 HUNTER'S RIDGE S/D.

WD 1031-2269, WD 1564-1659, WD 1

BEACH DANA
2478 HARBOUR COVE DR
FORT PIERCE, FL 34949

2027

25-3S-15-00220-109

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	25315.02	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	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,720
TOTAL MARKET VALUE	51,720
SOH/AGL Deduction	0
ASSESSED VALUE	51,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,720
TOTAL JUST VALUE	51,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/2540	10/20/2026	LE	U	V	14	100
GRANTOR: BEACH DANA (ENH LIFE						
GRANTEE: CHILDS JESSICA NICO						
1579/2254	10/13/2026	WD	Q	V	01	73,000
GRANTOR: NATIONWIDE ACRES TRUS						
GRANTEE: BEACH DANA						

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

TOTAL OB/XF 0

LAND DESCRIPTION

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		A-1	0.00	0.00	4.31	AC		1.00	1.00	1.00	12,000.00	12,000.00	51,720							

REVIEW DATE 10/05/2026 **BY** TP — Total Acres: 4.31 — Total Land Value: 51,720 — Market: 0 — Agricultural: 0 — Common: 51,720 — **PRINTED 11/17/2026 BY SYS**