

COMM SE COR OF SW 1/4 OF SE 1/4,
N LINE OF MAINTAINED R/W OF CYPR
374.40 FT, W 412.04 FT, N 41.27

MCCLAIN ROGER/MCCLAIN SHARHONDA L
1570 SW 101 TER, APT 206
PEMBROKE PINES, FL 33025

2026

25-4S-15-00385-116


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 18,180 TOTAL MARKET VALUE 18,180 SOH/AGL Deduction 5,702 ASSESSED VALUE 12,478 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 12,478 TOTAL JUST VALUE 18,180 NCON VALUE 1,200 INCOME VALUE PREVIOUS YEAR MKT VALUE 14,140											
																				PERMIT NUM DESCRIPTION AMT ISSUED 											
																				SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE 1503/1381 11/28/2023 QC U V 11 100 GRANTOR: MCCLAIN MACK GRANTEE: MCCLAIN ROGER											
DOR CODE 0000 VACANT MAP NUM MKT AREA 02 NEIGHBORHOOD/LOC 25415.010 1.00/										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE 05/08/2026 MLU AG DATE											
EXTRA FEATURES										TOTAL OB/XF										BUILDING NOTES											
L	OB/XF	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														
																				BUILDING DIMENSIONS											
LAND DESCRIPTION										TOTAL OB/XF																					
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180													
REVIEW DATE 05/08/2026 BY MLU Total Acres: 1.01 Total Land Value: 18,180 Market: 0 Agricultural: 0 Common: 18,180 PRINTED 05/08/2026 BY SYS																															