

W1/2 OF LOT 14 ARROW HEAD ACRES  
835-625,

PIRTLE JAMES B JR/MAUL LAURA  
5050 SW 70TH AVE  
DAVIE, FL 33314-4902

2026

25-6S-16-03935-014



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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 84,000 TOTAL MARKET VALUE 84,000 SOH/AGL Deduction 32,142 ASSESSED VALUE 51,858 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 51,858 TOTAL JUST VALUE 84,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 70,000									
DOR CODE		0000 VACANT																													
MAP NUM		02																													
NEIGHBORHOOD/LOC		25616.010 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										BLD DATE		LGL DATE	05/06/2026	MLU	BUILDING NOTES																
L N	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	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		00	0.00	0.00	7.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	84,000														
REVIEW DATE 05/06/2026 BY MLU Total Acres: 7.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 06/08/2026 BY SYS																															