LOT 2 BLOCK A LANGTREE S/D.
789-2409, 932-300, 955-1279, 965

FERNANDEZ FAMILY FARMS LLC
1135 LINCOLN ST
HOLLYWOOD, FL 33019

2027

26-4S-15-00401-102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26415.010	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

7752 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	34,720
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	99,720
SOH/AGL Deduction	0
ASSESSED VALUE	99,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,720
TOTAL JUST VALUE	99,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,720

BLDG:2:1: EDGE MH (DERRICK DREW LIVES HERE)

SALE:1:1: LOT 2 BLOCK A LANGTREE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052880	Storage Building	35,300	04/14/2025
000052835	Right-of-Way Acce		04/07/2025
000051711	Electrical Servic	0	12/04/2024
20242	M H	125	12/18/2002
	M H	0	01/25/1995
9181	M H	125	12/19/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/3	10/22/2024	WD	Q	I	01	70,000
GRANTOR: PATON PAMELA J						
GRANTEE: FERNANDEZ FAMILY FA						
1049/0991	6/10/2005	WD	Q	I		94,000
GRANTOR: BRUCE PERRY						
GRANTEE: PAMALA J & EDWARD P						

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
1	0040	BARN,POLE	0	0	24	24	576.00	UT	2.50	2.50	50	2004	2004	3	50	720	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0030	BARN,MT	0	0	30	50	1,500.00	UT	18.00	18.00	100	2026	2025		100	27,000	

LAND DESCRIPTION

TOTAL OB/XF 34,720

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/14/2025 BY JB Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS