AKA LOT 7 ICHETUCKNEE RIDGE S/D
COR, RUN W 30 FT TO W R/W DAISY
1842.62 FT FOR POB, CONT N 330.0

PADRO DAVID
6150 SW 37TH ST, APT 20
DAVIE, FL 33314

2026

26-5S-15-00483-107

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26515.010	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

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	6,500
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	116,610
SOH/AGL Deduction	39,178
ASSESSED VALUE	77,432
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,432
TOTAL JUST VALUE	116,610
NCON VALUE	6,500
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/2744	9/10/2020	WD	Q	V	01	55,000
GRANTOR: KEVIN R & ELIZABETH N						
GRANTEE: DAVID PADRO						
1367/0064	8/15/2018	WD	Q	V	01	39,000
GRANTOR: GANGARAM BUDHRAM & KA						
GRANTEE: KEVIN R & ELIZABETH						

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	0296	SHED METAL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		100	6,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

LAND DESCRIPTION

TOTAL OB/XF 6,500

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		00	330.00	1,320.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 06/08/2026 BY SYS