

COMM AT NW COR OF SW1/4 OF
 NW1/4, RUN E 579.24 FT FOR POB
 CONT E 85.13 FT, S 415.72 FT,

MAZZARELLA DANIEL/LEON MARIA I
 3295 NW 84TH TER
 COOPER CITY, FL 33024

2026

26-5S-17-09393-103


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 30,500 TOTAL MARKET VALUE 30,500 SOH/AGL Deduction 6,924 ASSESSED VALUE 23,576 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 23,576 TOTAL JUST VALUE 30,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 30,500									
DOR CODE		0000 VACANT																		PERMIT NUM				DESCRIPTION				AMT		ISSUED	
MAP NUM																															
NEIGHBORHOOD/LOC		25517.00 1.00/																		SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE								
																	1376/2065	1/16/2019	WD Q	V	01	16,500									
																				GRANTOR: GATEWAY HOME BUILDERS											
																				GRANTEE: DANIEL MAZZARELLA &											
																				1056/2402 8/23/2005 WD Q V 59,500											
																				GRANTOR: RONALD A FEAGLE SR											
																				GRANTEE: GATEWAY HOME BUILDERS											
TOTALS																				BLD DATE				LGL DATE				05/20/2024		MLU	
EXTRA FEATURES																				XF DATE				LAND DATE							
																				INC DATE				AG DATE							
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															
LAND DESCRIPTION																	TOTAL OB/XF														
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		A-1	0.00	0.00	6.10	AC		1.00	1.00	0.50	10,000.00	5,000.00	30,500														
REVIEW DATE 05/20/2024 BY MLU Total Acres: 6.10 Total Land Value: 30,500 Market: 0 Agricultural: 0 Common: 30,500 PRINTED 03/23/2026 BY SYS																															