(AKA LOT 27 HAWK'S RIDGE S/D UNR
OF SW1/4 OF SW1/4, RUN S 705.26
N 704.20 FT, E 653.64 FT TO POB.

CAYNA PROPERTIES INC
16103 SW 2ND DR
PEMBROKE PINES, FL 33027

2026

26-6S-17-09859-827

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35617.020 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

433 SE STONICH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	76,032
TOTAL MARKET VALUE	76,032
SOH/AGL Deduction	24,922
ASSESSED VALUE	51,110
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,110
TOTAL JUST VALUE	76,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,136

LAND:1:4: ACCORDING TO THE SURVEY & THE DEED.
LAND:1:3: A LITTLE MORE AC, BUT WE'RE ASSESSING TH
LAND:1:2: THE SAME AS THE DEED DIMENSIONS. GIS FI
LAND:1:1: SURVEY SHOWS 10.56 AC. FOOTAGE ON SURVE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1435/1116	4/13/2021	QC	U	V	11	13,400
GRANTOR: FABIAN JESUS A						
GRANTEE: CAYNA PROPERTIES IN						
1147/0356	2/20/2008	WD	Q	V	01	100
GRANTOR: JESUS A & GILSCETT FA						
GRANTEE: JESUS A FABIAN						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	10.56	AC		1.00	1.00	0.80	9,000.00	7,200.00	76,032							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.56 Total Land Value: 76,032 Market: 0 Agricultural: 0 Common: 76,032 PRINTED 06/23/2026 BY SYS