COMM SE COR, RUN W 30 FT TO W R/
317.58 FT FOR POB, CONT N 317.59
DANA DR, RUN W 626.21 FT, S 317.

NEWTON ROBERT TODD/NEWTON BRENDA LEE
20300 SW 344TH ST
HOMESTEAD, FL 33034

2027

26-7S-16-04335-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26716.030 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	
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	59,410
TOTAL MARKET VALUE	59,410
SOH/AGL Deduction	14,881
ASSESSED VALUE	44,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,529
TOTAL JUST VALUE	59,410
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,410

SALE:1:1: AKA LOT 5 RIVER BEND S/D UNREC.

LAND:1:1: LOT 5 RIVER BEND

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/836	2/03/2023	LE	U	I	14	100
GRANTOR: NEWTON ROBERT TODD						
GRANTEE: NEWTON ROBERT TODD						
1362/2414	6/20/2018	LE	U	V	14	100
GRANTOR: WILLIAM D & VIRGINIA						
GRANTEE: ROBERT TODD NEWTON						

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	4.57	AC		1.00	1.00	1.00	13,000.00	13,000.00	59,410							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 4.57 Total Land Value: 59,410 Market: 0 Agricultural: 0 Common: 59,410 PRINTED 11/16/2026 BY SYS