

COMM SE COR OF E1/2 OF NE1/4,  
 N 974.92 FT, W 40 FT TO W LINE  
 OF E 40 FT OF E1/2 OF NE1/4

M4 PROPERTIES LLC  
 6810 SW 185 WAY  
 SOUTHWEST RANCHES, FL 33332

**2026**

27-2S-16-01754-006  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 86,020 TOTAL MARKET VALUE 86,020 SOH/AGL Deduction 28,774 ASSESSED VALUE 57,246 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 57,246 TOTAL JUST VALUE 86,020 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 70,380 LAND:2:1: ADJ POOR ACCESS											
DOR CODE		9900 NON AG ACREAGE																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1338/1657 6/09/2017 WD Q V 01 42,000 GRANTOR: FRANKIE M SCOTT GRANTEE: M4 PROPERTIES LLC											
MAP NUM		27216.00 1.00/																		BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/18/2026 MLU											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
						EXTRA FEATURES										BUILDING NOTES															
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	BUILDING DIMENSIONS														
																	LAND DESCRIPTION														
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	9900	C	AC NON-AG	0		A-1	0.00	0.00	18.40	AC		1.00	1.00	0.85	5,500.00	4,675.00	86,020														
TOTALS REVIEW DATE 05/18/2026 BY MLU Total Acres: 18.40 Total Land Value: 86,020 Market: 0 Agricultural: 0 Common: 86,020 PRINTED 06/23/2026 BY SYS																															