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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	27216.00	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,380
TOTAL MARKET VALUE	70,380
SOH/AGL Deduction	13,134
ASSESSED VALUE	57,246
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,246
TOTAL JUST VALUE	70,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,380

LAND:2:1: ADJ POOR ACCESS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1338/1657	6/09/2017	WD	Q	V	01	42,000

GRANTOR: FRANKIE M SCOTT

GRANTEE: M4 PROPERTIES LLC

BLD DATE		LGL DATE	04/14/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	18.40	AC		1.00	1.00	0.85	4,500.00	3,825.00	70,380							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 18.40 Total Land Value: 70,380 Market: 0 Agricultural: 0 Common: 70,380 PRINTED 05/08/2026 BY SYS