BEG AT SE COR OF LOT 2 PINE ACRE
145.64 FT, CONT N 339.22 FT, W 2
S 262 FT, E 184.13 FT, SE 89.55

BONVILLE CONRAD/BONVILLE KAY
2700 SW 139TH AVE
DAVIE, FL 33027

2026

27-4S-17-08767-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27417.00	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

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	24,570
TOTAL MARKET VALUE	24,570
SOH/AGL Deduction	9,153
ASSESSED VALUE	15,417
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,417
TOTAL JUST VALUE	24,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1046/1140	5/12/2005	WD	Q	I		166,300

GRANTOR: WALDRON

GRANTEE: BONVILLE

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	1.95	AC		1.00	1.00	0.90	14,000.00	12,600.00	24,570							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 1.95 Total Land Value: 24,570 Market: 0 Agricultural: 0 Common: 24,570 PRINTED 05/08/2026 BY SYS