LOT 15 MAGNOLIA PLACE S/D

WD 1018-2932, WD 1519-973,

CURASCO PERRY FRANK/CURASCO JOANN
4937 SW 20TH AVE
CAPE CORAL, FL 33914

2026

27-5S-17-09415-115

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27517.00	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

316 SW CYPRESSWOOD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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
1	0030	BARN,MT	0	0	0	0	1.00	UT	12,600.00	12,600.00	100	2026	2025		100	12,600	

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	12,600
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	77,600
SOH/AGL Deduction	4,500
ASSESSED VALUE	73,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,100
TOTAL JUST VALUE	77,600
NCON VALUE	12,600
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

LAND:1:1: SOME LOW AND WET

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054521	New Residential C	536,451	11/19/2025
000051475	Storage Building	25,000	11/12/2024
000051222	Right-of-Way Acce		10/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/973	7/10/2024	WD	Q	V	01	135,000
GRANTOR: DOMBROWSKI PHILLIP T						
GRANTEE: CURASCO PERRY FRANK						
1018/2932	6/18/2004	WD	Q	V		46,000
GRANTOR: GLENN FARMS INC						
GRANTEE: DOMBROWSKI						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 12,600

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/02/2025 BY JB Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/23/2026 BY SYS