LOT 13 BLOCK B SUWANNEE HILLS S/
956-1848, QC 1424-485, WD 1463-1

BRITO OMAR/AYALA LUANY M
14555 SW 158TH PATH
MIAMI, FL 33196

2026

28-2S-16-01772-140

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28216.030 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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	30,500
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	75,500
SOH/AGL Deduction	0
ASSESSED VALUE	75,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,500
TOTAL JUST VALUE	75,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046641	Storage Building	21,000	03/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1464/1772	4/11/2022	WD	U	V	37	80,000
GRANTOR: COUNTRY DREAMS LLC						
GRANTEE: BRITO OMAR						
1463/1161	3/23/2022	WD	Q	V	01	35,000
GRANTOR: ALVAREZ HARRY						
GRANTEE: COUNTRY DREAMS LLC						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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
1	0030	BARN,MT	0	0	30	50	1,500.00	UT	15.00	15.00	100	2024	2023		100	22,500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 30,500

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	45,000.00	45,000.00	45,000							

REVIEW DATE 07/07/2023 BY JB Total Acres: 5.14 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 05/12/2026 BY SYS