E1/2 OF NE1/4 OF NW1/4 OF NE1/4.
BLOCK B RANCHETTES S/D UNREC.

BLANK THERESA M
1110 ALASKA AVE
LEHIGH ACRES, FL 33971

2026

28-3S-16-02347-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.030 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

346 NW SATURN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	49,000
SOH/AGL Deduction	0
ASSESSED VALUE	49,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,000
TOTAL JUST VALUE	49,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/2145	4/18/2024	WD	Q	I	01	65,000
GRANTOR: WATTS RONALD B						
GRANTEE: BLANK THERESA M						
1365/0318	7/23/2018	QC	U	I	11	100
GRANTOR: LELA W BROWN						
GRANTEE: RONALD B WATTS						

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	0700	C	MISC RES	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000							

REVIEW DATE 04/24/2024 BY ME Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 05/12/2026 BY SYS