

COMM SE COR OF SW1/4 OF SW1/4 RU  
 TO POB, CONT W 229.03 FT TO E R/  
 DEG W ALONG R/W 193.58 FT, N 48

CATALANO GEORGE  
 7202 KENWOOD RD  
 FORT PIERCE, FL 34951

**2026**

28-6S-16-03964-009  


| BUILDING CHARACTERISTICS   |            |              |                      |     |        |            |       |       |                | MARKET ADJUSTMENTS   |         |             |             |                |                 |                |               |                             |      | COLUMBIA COUNTY PROPERTY  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
|--|------------|--------------|----------------------|-----|--------|------------|-------|-------|----------------|--|---------|-------------|-------------|----------------|-----------------|----------------|---------------|-----------------------------|------|---|--------|-------------------|----|--------|--|--|--|--|--|-------------------|------|-----------|-----|-----|--------|------------|-----------|-----------|----|---|---|----|--------|
| ELEMENT  | CD         | CONSTRUCTION |                      |     |        |            |       |       |                | TYPE   | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB           | ECON                        | FNCT | NORM  | % COND | VALUATION SUMMARY |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
|  |            |              |                      |     |        |            |       |       |                |  |         |             |             |                |                 |                |               |                             |      | <b>VALUATION BY</b><br>Tax Group: 4 Tax Dist: STANDARD<br><b>BUILDING MARKET VALUE</b> 0<br><b>TOTAL MARKET OB/XF VALUE</b> 0<br><b>TOTAL LAND VALUE - MARKET</b> 32,000<br><b>TOTAL MARKET VALUE</b> 32,000<br><b>SOH/AGL Deduction</b> 21,000<br><b>ASSESSED VALUE</b> 11,000<br><b>TOTAL EXEMPTION VALUE</b> 0<br><b>BASE TAXABLE VALUE</b> 11,000<br><b>TOTAL JUST VALUE</b> 32,000<br><b>NCON VALUE</b> 0<br><b>INCOME VALUE</b><br><b>PREVIOUS YEAR MKT VALUE</b> 10,000                                      |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
|  |            |              |                      |     |        |            |       |       |                |  |         |             |             |                |                 |                |               |                             |      | <b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b><br><br><br><br><br>   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
|  |            |              |                      |     |        |            |       |       |                |  |         |             |             |                |                 |                |               |                             |      | <b>SALES DATA</b><br><table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1559/1535</td> <td>1/29/2026</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>60,000</td> </tr> </tbody> </table> GRANTOR: LANGFORD TROY K JR<br>GRANTEE: CATALANO GEORGE<br>1411/1649      4/13/2020      TR U I 30      100<br>GRANTOR: ELDON LANGFORD TRUSTE<br>GRANTEE: TROY K LANGFORD JR |        |                   |    |        |  |  |  |  |  | OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | 1559/1535 | 1/29/2026 | WD | Q | V | 01 | 60,000 |
| OFF RECORD Number  | DATE       | TYPE INST    | Q U                  | V I | RSN CD | SALE PRICE |       |       |                |  |         |             |             |                |                 |                |               |                             |      |   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
| 1559/1535  | 1/29/2026  | WD           | Q                    | V   | 01     | 60,000     |       |       |                |  |         |             |             |                |                 |                |               |                             |      |   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
| TOTALS   |            |              |                      |     |        |            |       |       |                | BLD DATE<br>XF DATE<br>INC DATE<br>LGL DATE<br>LAND DATE<br>AG DATE<br>05/06/2026      MLU |         |             |             |                |                 |                |               |                             |      |   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
| EXTRA FEATURES   |            |              |                      |     |        |            |       |       |                |  |         |             |             |                |                 |                |               |                             |      |   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
| L N  | 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          |               |                             |      |   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
|  |            |              |                      |     |        |            |       |       |                |  |         |             |             |                |                 |                | TOTAL OB/XF 0 |                             |      |   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
| LAND DESCRIPTION   |            |              |                      |     |        |            |       |       |                |  |         |             |             |                |                 |                | TOTAL OB/XF   |                             |      |   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
| L N  | USE CODE   | CLS          | LAND USE DESCRIPTION | CAP | R D    | LOC ZONE   | FRONT | DEPTH | TOT LND UTS    | UNIT TYPE  | D T     | 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   |        | 00         | 0.00  | 0.00  | 2.00           | AC   |         | 1.00        | 1.00        | 1.00           | 16,000.00       | 16,000.00      | 32,000        |                             |      |   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
| REVIEW DATE 06/04/2026 BY AJ Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 06/22/2026 BY SYS |            |              |                      |     |        |            |       |       |                |  |         |             |             |                |                 |                |               |                             |      |   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |