COMM SE COR OF SE1/4 OF SW1/4, E
E 301.18 FT, N 420 FT, E 440.40
SR-47, N ALONG R/W 404.35 FT, W

NASH KERRI LYNNE
693 HUNAN ST NE
PALM BAY, FL 32097

**2026**

**28-6S-16-03967-007**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 16.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 120,480 |
| TOTAL MARKET VALUE | 6,702 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 6,702 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 6,702 |
| TOTAL JUST VALUE | 120,480 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 90,360 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | 06/06/2022 SPF |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1466/1858 | 3/24/2022 | QC | U | I | 11 | 100 |
| GRANTOR: VALENTINE KATHY KOON | | | | | | |
| GRANTEE: NASH KERRI KOON | | | | | | |
| 1466/1837 | 3/24/2022 | PR | U | V | 19 | 100 |
| GRANTOR: VALENTINE KATHY KAY A | | | | | | |
| GRANTEE: NASH KERRI LYNNE | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 | 5500 | A | TIMBER 2 | 0 | | | | | 15.06 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 6,702 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | | | | 15.06 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 120,480 | | | | | | | |

REVIEW DATE 05/07/2026 BY MLU Total Acres: 15.06 Total Land Value: 6,702 Market: 120,480 Agricultural: 6,702 Common: 0 PRINTED 05/08/2026 BY SYS