COMM SW COR OF E1/2 OF SW1/4 OF FT TO POB, CONT N 193.78 FT, E 2 193.78 FT, W 272.03 FT TO POB.

EDWARDS TOWANDA ARNISE
10312 SEDGEBROOK DR
RIVERVIEW, FL 33569

2026

30-4S-17-08878-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30417.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,760
TOTAL MARKET VALUE	9,760
SOH/AGL Deduction	0
ASSESSED VALUE	9,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,760
TOTAL JUST VALUE	9,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	9,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/2537	7/01/2020	WD	U	V	30	100

GRANTOR: EDNA MAE HONER

GRANTEE: TOWANDA ARNISE EDWA

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

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.22	AC		1.00	1.00	1.00	8,000.00	8,000.00	9,760							

REVIEW DATE 07/05/2017 BY DF Total Acres: 1.22 Total Land Value: 9,760 Market: 0 Agricultural: 0 Common: 9,760 PRINTED 05/08/2026 BY SYS