BEG AT SE COR OF SW1/4 OF SEC, R
FT, CONT NW 832.54 FT FOR POB, R
TO E R/W OF COUNTY GRADED RD, NW

LLOYD SELWYN
1119 NW 11 CT
FORT LAUDERDALE, FL 33311

2027

30-4S-18-10513-017

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	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	04/11/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,035
TOTAL MARKET VALUE	35,035
SOH/AGL Deduction	0
ASSESSED VALUE	35,035
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,035
TOTAL JUST VALUE	35,035
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/61	6/29/2022	WD	Q	V	01	58,000
GRANTOR: GRAND-PIERRE REGINE						
GRANTEE: LLOYD SELWYN						
1175/1949	6/15/2009	QC	U	V	11	100
GRANTOR: ANNE GRAND-PIERRE						
GRANTEE: REGINE & RACHELLE G						

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			0.00	0.00	10.01	AC		1.00	1.00	0.50	7,000.00	3,500.00	35,035							

REVIEW DATE 04/11/2025 BY MLU Total Acres: 10.01 Total Land Value: 35,035 Market: 0 Agricultural: 0 Common: 35,035 PRINTED 11/17/2026 BY SYS