COMM AT THE SE COR OF SEC, RUN W
W 345.14 FT, N 491.99 FT FOR POB
FT, W 883.58 FT TO E LINE OF 60

ALTO MAJESTIC MEADOWS LLC
8293 SE 161ST
SUMMERFIELD, FL 34491

2026

30-6S-16-04002-025

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30616.010 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	05/06/2026 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	7,800
TOTAL LAND VALUE - MARKET	113,850
TOTAL MARKET VALUE	121,650
SOH/AGL Deduction	4,913
ASSESSED VALUE	116,737
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,737
TOTAL JUST VALUE	121,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/869	12/30/2024	QC	U	I	11	100
GRANTOR: ZAVARCE RUBEN D						
GRANTEE: ALTO MAJESTIC MEADO						
1330/1196	1/30/2017	WD	U	V	34	100
GRANTOR: BULLARD MANAGEMENT SE						
GRANTEE: RUBEN D ZAVARCE & I						

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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		A-1	0.00	0.00	10.35	AC		1.00	1.00	1.00	11,000.00	11,000.00	113,850							

REVIEW DATE 03/20/2019 BY DF Total Acres: 10.35 Total Land Value: 113,850 Market: 0 Agricultural: 0 Common: 113,850 PRINTED 06/26/2026 BY SYS