LOTS 38 & 39 SASSAFRAS ACRES S/D
319-422, 679-68, DC 1432-2532, P

BOROWSKI RICHARD
20393 BLACK TREE LANE
ESTERO, FL 33928

2026

30-7S-17-10068-038

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30717.040 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	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/06/2026 MLU
AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	65,415
TOTAL MARKET VALUE	72,415
SOH/AGL Deduction	7,408
ASSESSED VALUE	65,007
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,007
TOTAL JUST VALUE	72,415
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1455/427	12/16/2021	PB	U	V	18	100

GRANTOR: CLERK OF COURT
GRANTEE: BOROWSKI RICHARD

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	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 7,000

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		00	0.00	0.00	6.23	AC		1.00	1.00	1.00	10,500.00	10,500.00	65,415							

REVIEW DATE 01/30/2018 BY DF Total Acres: 6.23 Total Land Value: 65,415 Market: 0 Agricultural: 0 Common: 65,415 PRINTED 05/12/2026 BY SYS