COMM AT INTERS OF N LINE OF
S1/2 OF N1/2 OF SEC WITH THE
W'RLY R/W LINE US-441 FOR POB,

ALLI RAHAMAT
18455 NW 23RD PL
PEMBROKE PINES, FL 33029

2026

31-1N-17-04460-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	3117.0100 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	06/23/2021 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	33,460
TOTAL MARKET VALUE	33,460
SOH/AGL Deduction	0
ASSESSED VALUE	33,460
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,460
TOTAL JUST VALUE	33,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1086/0870	4/12/2006	WD	Q	V		46,500

GRANTOR: PAUL S & PATRICIA BRY

GRANTEE: RAHAMAT ALLI

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	9900	C	AC NON-AG	0			0.00	0.00	14.00	AC		1.00	1.00	0.90	2,600.00	2,340.00	32,760							
2	9630	C	SWAMP	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	100.00	100.00	700							

REVIEW DATE 06/23/2021 BY MLU Total Acres: 21.00 Total Land Value: 33,460 Market: 0 Agricultural: 0 Common: 33,460 PRINTED 05/12/2026 BY SYS