(AKA PRCL "I" PAUL BRYAN UNR):
COMM AT INTERS OF N LINE OF
S1/2 OF N1/2 WITH W R/W US-441

CORDOVES FAMILY TRUST
3937 WEST EDEN ROC CIRCLE
TAMPA, FL 33634

2026

31-1N-17-04460-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	900117.00 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	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,260
TOTAL LAND VALUE - MARKET	60,030
TOTAL MARKET VALUE	62,290
SOH/AGL Deduction	2,575
ASSESSED VALUE	59,715
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,715
TOTAL JUST VALUE	62,290
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,286

SALE:2:1: THIS SALE IS FOR APPRX 20 AC - PRCL "I".
SALE:1:1: THIS SALE IS FOR APPRX 40 AC - PRCS E &

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/2327	6/09/2020	WD	U	V	11	100
GRANTOR: DAVID & TIFFANY TAMBO						
GRANTEE: DAVID & TIFFANY T C						
1323/2292	10/14/2016	WD	Q	V	01	55,000
GRANTOR: SUSAN THOMAS (A WIDO						
GRANTEE: DAVID & TIFFANY TAM						

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
2	0040	BARN,POLE	0	0	24	36	864.00	UT	2.50	2.50	100	2017	2017	3	100	2,160	

LAND DESCRIPTION

TOTAL OB/XF 2,260

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			0.00	0.00	20.01	AC		1.00	1.00	1.00	3,000.00	3,000.00	60,030							

REVIEW DATE 03/08/2017 BY BC Total Acres: 20.01 Total Land Value: 60,030 Market: 0 Agricultural: 0 Common: 60,030 PRINTED 06/08/2026 BY SYS