

BEG AT NW COR OF NE1/4, RUN S 64
ON N R/W LINE SW WESTER DRIVE, E
FT, S ALONG E R/W, 427.63 FT TO

VMM GROUP INC
1775 NW 97TH AVE
DORAL, FL 33172

2026

31-4S-17-08915-017


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 103,500 TOTAL MARKET VALUE 3,220 SOH/AGL Deduction 0 ASSESSED VALUE 3,220 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,220 TOTAL JUST VALUE 103,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 97,750																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1259/0785</td> <td>7/31/2013</td> <td>WD</td> <td>Q</td> <td>V</td> <td>05</td> <td>90,000</td> </tr> </tbody> </table> GRANTOR: EVA E HARRISON GRANTEE: VMM GROUP INC										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1259/0785	7/31/2013	WD	Q	V	05	90,000
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1259/0785	7/31/2013	WD	Q	V	05	90,000																																					
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/04/2026 MLU																							
L N	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																											
																	BUILDING NOTES																										
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LAND DESCRIPTION										TOTAL OB/XF										0																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	11.50	AC		1.00	1.00	1.00	280.00	280.00	3,220																										
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	103,500																										
REVIEW DATE 05/04/2026 BY MLU Total Acres: 11.50 Total Land Value: 3,220 Market: 103,500 Agricultural: 3,220 Common: 0 PRINTED 06/25/2026 BY SYS																																											