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

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

2026

31-4S-17-08915-017

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	31417.00	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	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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

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

GRANTOR: EVA E HARRISON

GRANTEE: VMM GROUP INC

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	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 05/12/2026 BY SYS