LOT 10 PINE HAVEN S/D.
803-1574, CD 1483-379, CT 1503-7

SINANAN ANDRE/SINANAN NATALIE CATHERINE
561 SW 29TH AVE
FORT LAUDERDALE, FL 33312

2027

31-5S-16-03744-110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31516.010	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

687 SW GRAPE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	13,380
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	78,380
SOH/AGL Deduction	0
ASSESSED VALUE	78,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,380
TOTAL JUST VALUE	78,380
NCON VALUE	5,280
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056862	Electrical Servic		10/27/2026
28173	M H	325	10/27/2009
13784	M H	125	03/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/1653	9/10/2026	WD	Q	I	01	75,000
GRANTOR: HARDIN TYLER JOHN						
GRANTEE: SINANAN ANDRE						
1503/768	11/21/2023	CT	U	I	18	40,000
GRANTOR: CLERK OF COURT						
GRANTEE: HARDIN TYLER JOHN						

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	
8	0294	SHED WOOD/	0	0	11	32	1.00	UT	5,280.00	5,280.00	100	2027	2026		100	5,280	

LAND DESCRIPTION

TOTAL OB/XF 13,380

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/30/2026 BY JB — Total Acres: 5.00 — Total Land Value: 65,000 — Market: 0 — Agricultural: 0 — Common: 65,000 — PRINTED 11/17/2026 BY SYS