

(AKA LOTS 18 PINE ACRES UNREC).
 COR OF SE1/4, E 248.36 FT, N 142
 W 588.40 FT FOR POB, CONT W 543.

SARDONE JOSEPH
 71836 GRASSY BAY DR
 WEST PALM BEACH, FL 33411

2026

31-5S-16-03744-318



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31516.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	
TOTALS	1,800		105,999

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,800	113.9000	107.07	192,726	2005	2005	0	0	45.00	55.00	
2 MANUF 1 0% - 0 Heated Area: 1800 HX Base Yr												
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">60</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">60</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">30</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">30</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);">BAS</div> </div>												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE										05/06/2026		MLU
AG DATE												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			105,999
TOTAL MARKET OB/XF VALUE			10,740
TOTAL LAND VALUE - MARKET			110,220
TOTAL MARKET VALUE			131,753
SOH/AGL Deduction			2,329
ASSESSED VALUE			129,424
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			129,424
TOTAL JUST VALUE			226,959
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			211,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23864	M H	501	11/17/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/2230	11/14/2021	LE U		I	14	100
GRANTOR: SARDONE JOSEPH						
GRANTEE: SARDONE JOSEPH						
1039/2909	3/01/2005	WD U		V	08	32,000
GRANTOR: DEAS-BULLARD PROPERTY						
GRANTEE: JOSEPH SARDONE						

EXTRA FEATURES																
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
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0060	CARPORT F	0	0	18	360.00	UT	5.00	5.00	100	2008	2008	3	100	1,800	
3	0166	CONC,PAVMT	0	0	7	210.00	UT	3.00	3.00	100	2008	2008	3	100	630	
4	0166	CONC,PAVMT	0	0	18	540.00	UT	2.50	2.50	100	2008	2008	3	100	1,350	
5	0030	BARN,MT	0	0	30	720.00	UT	8.00	8.00	100	2008	2008	3	100	5,760	

TOTAL OB/XF													10,740
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--------

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS= W60 S30 E60 N30\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000								
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.02	AC		1.00	1.00	1.00	445.00	445.00	4,014								
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,220								