(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

**2027**

**31-5S-16-03744-318**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 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 |
| Architectual | 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

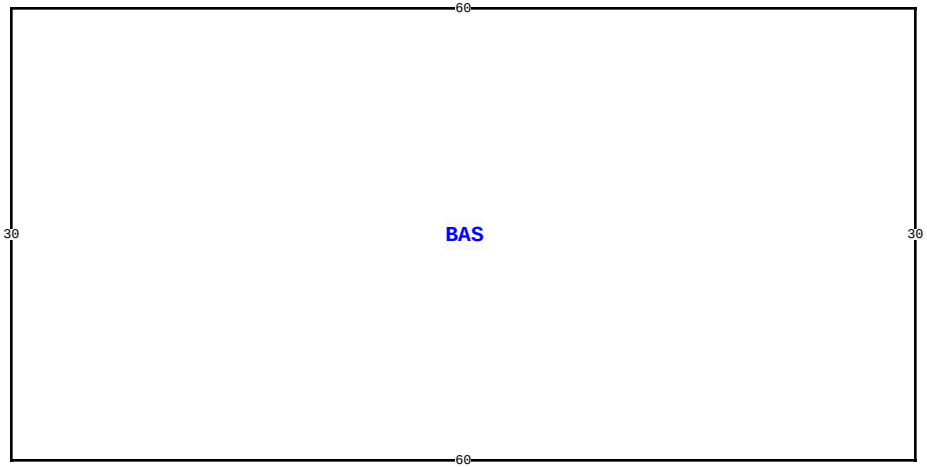
NEIGHBORHOOD/LOC 31516.030 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,800 | 100 | | 1,800 | 104,871 |
| TOTALS | 1,800 | | | 1,800 | 104,871 |

## 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 | 105.93 | 190,674 | 2005 | 2005 | 0 | 0 | 0 | 45.00 | 55.00 |

2 MANUF 1 0% - 0 Heated Area: 1800 HX Base Yr




221 SW BRITTANY GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

## 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 | 0190 | FPLC PF | 0 | 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 | 20 | 360.00 | UT | 5.00 | 5.00 | 100 | 2008 | 2008 | 3 | 100 | 1,800 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 7 | 30 | 210.00 | UT | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 100 | 630 | |
| 4 | 0166 | CONC,PAVMT | 0 | 0 | 18 | 30 | 540.00 | UT | 2.50 | 2.50 | 100 | 2008 | 2008 | 3 | 100 | 1,350 | |
| 5 | 0030 | BARN,MT | 0 | 0 | 30 | 24 | 720.00 | UT | 8.00 | 8.00 | 100 | 2008 | 2008 | 3 | 100 | 5,760 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 104,871 |
| TOTAL MARKET OB/XF VALUE | 10,740 |
| TOTAL LAND VALUE - MARKET | 110,220 |
| TOTAL MARKET VALUE | 130,625 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 130,625 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 130,625 |
| TOTAL JUST VALUE | 225,831 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 226,959 |

| 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 PROPERTI | | | | | | |
| GRANTEE: JOSEPH SARDONE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 10,740

| 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 | 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 | | | | | | | |

REVIEW DATE 03/24/2026 BY AJ Total Acres: 10.02 Total Land Value: 15,014 Market: 99,220 Agricultural: 4,014 Common: 11,000 PRINTED 11/17/2026 BY SYS