

BEG SW COR OF SE1/4 OF NW1/4, RU
370 FT, E 1125.19 FT, S 383.96 F
TO POB.

RS&A PROPERTIES LLC
140 BRIGHAM RD NW
WINTER HAVEN, FL 33881

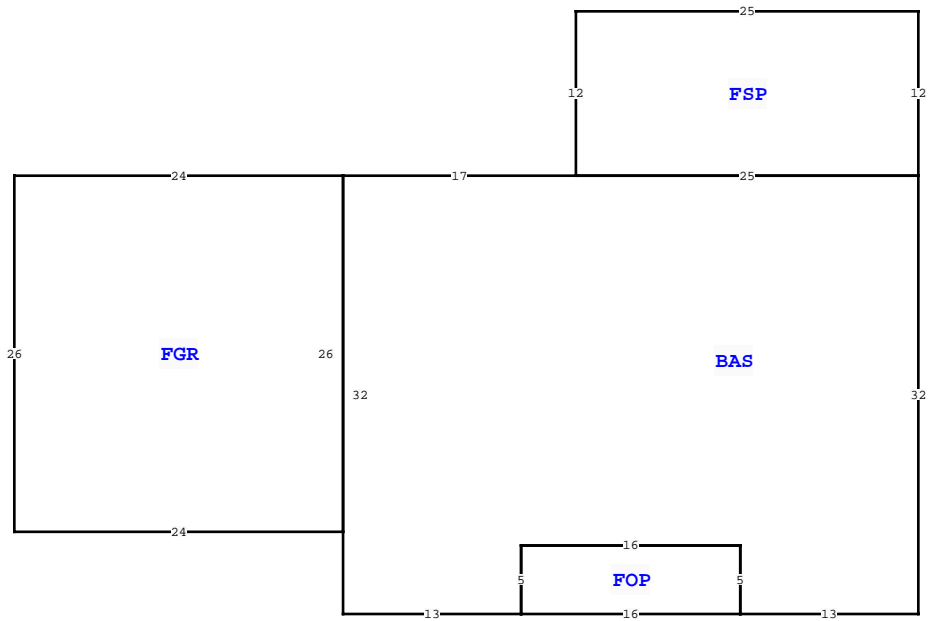
2026

33-1S-17-04640-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	33117.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,264	100	
FGR	624	55	
FOP	80	30	
FSP	300	40	
TOTALS	2,268		
		1,751	228,950

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2023		243,564	1997	2020	0	0	6.00	94.00
Heated Area: 1264 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			228,950
TOTAL MARKET OB/XF VALUE			14,032
TOTAL LAND VALUE - MARKET			79,680
TOTAL MARKET VALUE			322,662
SOH/AGL Deduction			0
ASSESSED VALUE			322,662
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			322,662
TOTAL JUST VALUE			322,662
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043491	Roof Replacement	11,600	01/07/2022
27878	M H	418	06/15/2009
1248	SFR	215	01/16/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/887	4/26/2022	WD Q	Q	I	01	312,500
GRANTOR: CLASSIC CERTIFIED PRO						
GRANTEE: RS&A PROPERTIES LLC						
1450/592	10/13/2021	WD Q	Q	I	01	162,000
GRANTOR: DUNCAN ROBERT C						
GRANTEE: CLASSIC CERTIFIED P						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	0	0	0	421.00	UT	1.50	1.50	100
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
6	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100
7	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100

TOTAL OB/XF												14,032												
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	0100	C	SFR	0		A-1	0.00	0.00	9.96	AC		1.00	1.00	1.00	8,000.00	8,000.00	79,680							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W17 FGR= W24 S26 E24 N26\$ S32 E13 FOP= E16 N5 W16 S5\$ N5 E16 S5 E13 N32 FSP= N12 W25 S12 E25\$ W25\$.	