

THE N1/2 OF FOLLOWING DESC: BEG
SE1/4 OF SE1/4, RUN W 444.94 FT,
E 444.94 FT, N 979.44 FT TO POB.

FRIAS REINALDO
770 NW 121ST STREET
NORTH MIAMI, FL 33168

2026

33-1S-17-04643-002

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 22,500 TOTAL LAND VALUE - MARKET 42,000 TOTAL MARKET VALUE 64,500 SOH/AGL Deduction 380 ASSESSED VALUE 64,120 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 64,120 TOTAL JUST VALUE 64,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 64,500											
																				PERMIT NUM DESCRIPTION AMT ISSUED 000047641 RV - Recreational 07/11/2023											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1431/866 2/22/2021 WD Q V 01 55,000 GRANTOR: SHABUDIN SHAZEENA GRANTEE: FRIAS REINALDO 1398/2797 11/01/2019 QC U V 11 100 GRANTOR: ZORIDA KHAN GRANTEE: SHAZEENA SHABUDIN											
DOR CODE 0700 MISC IMPROVED										BLD DATE										LGL DATE											
MAP NUM										XF DATE										LAND DATE 04/15/2025 MLU											
NEIGHBORHOOD/LOC 33117.00 1.00/										INC DATE																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000															
2	0296	SHED METAL	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500															
3	0040	BARN, POLE	0	0	0	0	2,400.00	UT	5.00	5.00	100	2024	2023		100	12,000															
										TOTAL OB/XF 22,500																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	5.00	AC		1.00	1.00	1.20	7,000.00	8,400.00	42,000														
REVIEW DATE 07/26/2023 BY RP Total Acres: 5.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 03/26/2026 BY SYS																															