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

2027

33-1S-17-04643-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	33117.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	22,500
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	76,500
SOH/AGL Deduction	5,968
ASSESSED VALUE	70,532
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,532
TOTAL JUST VALUE	76,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,500

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						

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	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	

LAND DESCRIPTION

TOTAL OB/XF 22,500

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	5.00	AC		1.00	1.00	1.20	9,000.00	10,800.00	54,000							

REVIEW DATE 09/17/2026 BY JB Total Acres: 5.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 11/17/2026 BY SYS