

COMM NW COR OF NW 1/4 OF SW 1/4
 FT, N 06 DEG E 657.63 FT, E 48.5
 06 DEG E 812.69 FT, E 450.11 FT,

HEPWORTH BRUCE A/HEPWORTH ROBIN J
 9181 SW 56TH ST
 COOPER CITY, FL 33328

2026

33-4S-17-08944-006



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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 49,600 TOTAL MARKET VALUE 2,759 SOH/AGL Deduction 0 ASSESSED VALUE 2,759 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,759 TOTAL JUST VALUE 49,600 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 49,600											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1477/730 10/13/2022 WD U V 30 115,000 GRANTOR: HEPWORTH BRIAN G GRANTEE: HEPWORTH BRUCE A											
DOR CODE 5500										TIMBERLAND 80-89																					
MAP NUM										MKT AREA 02																					
NEIGHBORHOOD/LOC										33417.00 1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										BLD DATE XF DATE 11/13/1998 CM LGL DATE 04/07/2025 MLU INC DATE										BUILDING NOTES											
EXTRA FEATURES																				BUILDING DIMENSIONS											
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																
LAND DESCRIPTION										TOTAL OB/XF 0																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.20	AC		1.00	1.00	1.00	445.00	445.00	2,759														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.20	AC		1.00	1.00	1.00	8,000.00	8,000.00	49,600														
REVIEW DATE 04/07/2025 BY MLU Total Acres: 6.20 Total Land Value: 2,759 Market: 49,600 Agricultural: 2,759 Common: 0 PRINTED 05/08/2026 BY SYS																															