

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 | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | | | | | | | | | |
| 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 06/19/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |