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

2027

33-4S-17-08944-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	11/13/1998	CM	LGL DATE
XF DATE			LAND DATE 04/07/2025 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	0
TOTAL LAND VALUE - MARKET	49,895
TOTAL MARKET VALUE	3,054
SOH/AGL Deduction	0
ASSESSED VALUE	3,054
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,054
TOTAL JUST VALUE	49,895
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
1557/1779	9/30/2025	QC	U	V	11	100
GRANTOR: LSJ PROPERTIES INC						
GRANTEE: HILLCREST OWNERS AS						
1477/730	10/13/2022	WD	U	V	30	115,000
GRANTOR: HEPWORTH BRIAN G						
GRANTEE: HEPWORTH BRUCE A						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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	9400	C	RIGHTOFWAY	0		A-1	0.00	0.00	0.59	AC		1.00	1.00	0.25	2,000.00	500.00	295							
3	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: 6.79 Total Land Value: 3,054 Market: 49,600 Agricultural: 2,759 Common: 295 PRINTED 11/17/2026 BY SYS