

LOT 8 OAK MEADOW PLANTATION UNIT  
816-2412 THRU 2423, 981-2151, WD

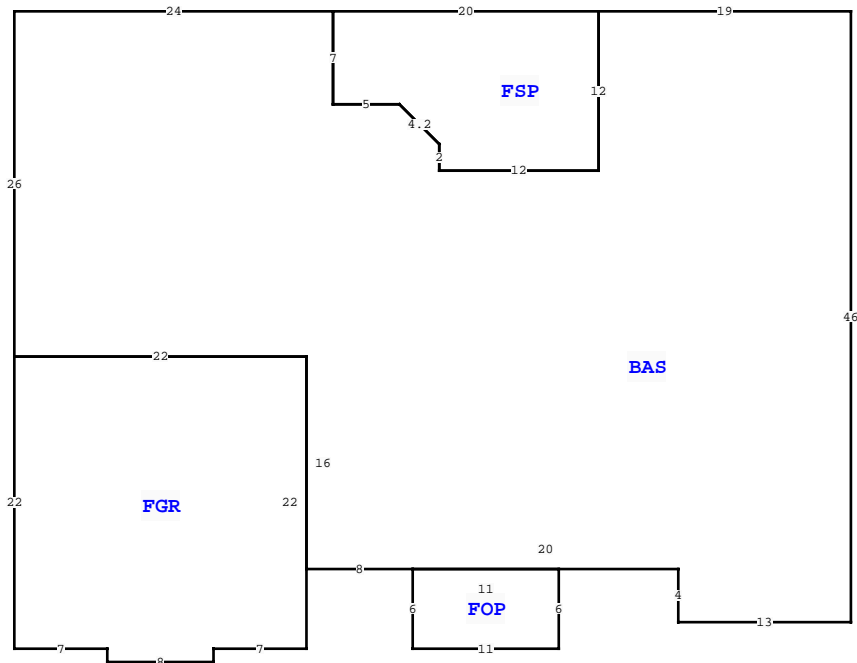
H&M N LLC  
5368 SW 34TH AVE  
FORT LAUDERDALE, FL 33312

**2026**

34-3S-16-02462-208  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.070	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,142	100	
FGR	492	55	
FOP	66	30	
FSP	205	40	
TOTALS	2,905		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	0%	- 2022									



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		117,082
TOTAL MARKET OB/XF VALUE		9,571
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		161,653
SOH/AGL Deduction		0
ASSESSED VALUE		161,653
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		161,653
TOTAL JUST VALUE		161,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0087	RE-ROOF	4,000	02/20/2026
2645	SFR	561	04/25/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1559/1662	1/29/2026	WD Q	Q	I	01	170,000

GRANTOR: FORD VERA  
GRANTEE: H&M N LLC  
1293/1878 4/29/2015 QC U I 11 100  
GRANTOR: CURTIS L BOYD  
GRANTEE: VERA FORD &/OR JOHN

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
1	0166	CONC, PAVMT	0	0	0	1,468.00	UT	2.00	2.00	100	2003	2003
2	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007
3	0296	SHED METAL	0	0	12	240.00	UT	12.00	12.00	100	2007	2007
4	0169	FENCE/WOOD	0	0	0	130.00	UT	13.50	13.50	100	2007	2007

TOTAL OB/XF												
9,571												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W19 FSP= W20 S7 E5 D3 R3 S2 E12 N12\$ S12 W12 N2 L3 U3 W5 N7 W24 S26 FGR= S22 E7 S1 E8 N1 E7 N22 W22\$ E22 S16 E8 FOP= S6 E11 N6 W11\$ E20 S4 E13 N46\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	0		*RSF-2	0.00	0.00	1.00	LT		1.00