COMM NE COR OF SE1/4, RUN SW ALO
FT, W 840.83 FT FOR POB, RUN W 3
40.66 FT, N 249.78 FT, W 403.34

A.N.K. INVESTMENTS LLC
4334 SW 141 AVE
DAVIE, FL 33330

2027

34-4S-16-03271-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	34416.00	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	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	95,665
TOTAL MARKET VALUE	95,665
SOH/AGL Deduction	0
ASSESSED VALUE	95,665
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,665
TOTAL JUST VALUE	95,665
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,665

SALE:1:1: 10.07 AC SPLIT FROM 03269-001 & 03271-00

LAND:1:1: SPLIT FROM 03269-001 & 03271-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/546	3/20/2025	WD	Q	V	01	100,000
GRANTOR: BAKER DOUGLAS W						
GRANTEE: A.N.K. INVESTMENTS						
0811/1289	9/28/1995	WD	Q	V		33,000
GRANTOR: RANDALL & SIBYL KING						
GRANTEE: DOUGLAS & MARGARET						

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	0000	C	VAC RES	0					10.07	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,665							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 10.07 Total Land Value: 95,665 Market: 0 Agricultural: 0 Common: 95,665 PRINTED 11/17/2026 BY SYS