NW1/4 OF SW1/4 & THAT PART OF
THE NE1/4 OF SW1/4 LYING W OF
SR-241 EX 80 FT RD R/W FOR

MARYNEC RHONDA CROFT
4945 FALCON BLVD
COCOA, FL 32927

2026

34-4S-18-10540-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	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	04/14/2025 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	122,430
TOTAL MARKET VALUE	10,226
SOH/AGL Deduction	0
ASSESSED VALUE	10,226
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,226
TOTAL JUST VALUE	122,430
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/0397	3/03/2020	LE	U	V	11	100
GRANTOR: RHONDA CROFT MARYNEC						
GRANTEE: SHAWNA WALLACE &MEG						
1001/0631	10/01/1996	WD	Q	V	03	100
GRANTOR: EUYLYN P & LOIS CROFT						
GRANTEE: RHONDA CROFT MARYNE						

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	17.81	AC		1.00	1.00	1.00	281.00	281.00	5,005							
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	23.00	AC		1.00	1.00	1.00	227.00	227.00	5,221							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	40.81	AC		1.00	1.00	1.00	3,000.00	3,000.00	122,430							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 40.81 Total Land Value: 10,226 Market: 122,430 Agricultural: 10,226 Common: 0 PRINTED 06/08/2026 BY SYS