LOT 20 SHANNA MEADOWS S/D.

AG 1015-2567, WD 1124-1812

MAJEED ABDOOL/MAJEED MUNTAZ
3828 S LAKE TER
MIRAMAR, FL 33023-4948

2026

34-5S-16-03752-120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34516.020 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	04/07/2025 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	500
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	1,900
SOH/AGL Deduction	0
ASSESSED VALUE	1,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,900
TOTAL JUST VALUE	55,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1124/1812	6/21/2007	WD	Q	V	04	10,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: ABDOOL & MUNTAZ MAJ						
1015/2567	12/08/2003	AG	Q	V		27,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: ABDOOL & MUNTAZ MAJ						

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
1	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 04/13/2026 BY KS Total Acres: 5.00 Total Land Value: 1,400 Market: 55,000 Agricultural: 1,400 Common: 0 PRINTED 06/19/2026 BY SYS