

COMM SE COR OF NW1/4 OF SW1/4,
 RUN N 1892.87 FT FOR POB, RUN
 W 1230.75 FT TO E R/W ADAMS

TORRESE JOHN C/TORRESE ERIC S
 29520 SW 194TH AVE
 HOMESTEAD, FL 33030

2026

35-2S-15-00111-108


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																		
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 103,410 TOTAL MARKET VALUE 4,251 SOH/AGL Deduction 0 ASSESSED VALUE 4,251 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 4,251 TOTAL JUST VALUE 103,410 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 86,175																			
DOR CODE 5200 CROPLAND CLS2																	PERMIT NUM				DESCRIPTION		AMT		ISSUED											
MAP NUM																																				
NEIGHBORHOOD/LOC 35215.00 1.00/																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
TOTALS																																				
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	Q	% COND	OB/XF MKT VALUE	NOTES																				
																	BLD DATE				LGL DATE		05/04/2026		MLU											
																	XF DATE				LAND DATE		07/13/2022		SPF											
																	INC DATE				AG DATE															
LAND DESCRIPTION																	TOTAL OB/XF										0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	5200	A	CROPLAND 2	0		A-1	0.00	0.00	11.49	AC		1.00	1.00	1.00	370.00	370.00	4,251																			
2	9910	M	MKT.VAL.AG	0			0.00	0.00	11.49	AC		1.00	1.00	1.00	9,000.00	9,000.00	103,410																			
REVIEW DATE 05/04/2026 BY MLU Total Acres: 11.49 Total Land Value: 4,251 Market: 103,410 Agricultural: 4,251 Common: 0 PRINTED 06/08/2026 BY SYS																																				

BUILDING NOTES

BUILDING DIMENSIONS