COMM SE COR OF NW1/4 OF SW1/4,
RUN N 1541.97 FT FOR POB, RUN
W 1251.93 FT TO E R/W ADAMS

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

2027

35-2S-15-00111-109

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35215.00	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	07/13/2022 SPF

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	95,095
TOTAL MARKET VALUE	3,704
SOH/AGL Deduction	0
ASSESSED VALUE	3,704
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,704
TOTAL JUST VALUE	95,095
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0916/1975	12/20/2000	WD	Q	V	03	165,400

GRANTOR: MICHAEL & DONNA PARSO

GRANTEE: JOHN C & ERIC S TOR

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	5200	A	CROPLAND 2	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	370.00	370.00	3,704							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 10.01 Total Land Value: 3,704 Market: 95,095 Agricultural: 3,704 Common: 0 PRINTED 11/17/2026 BY SYS