

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

**2026**

35-2S-15-00111-109  


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									
																	<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 95,095 <b>TOTAL MARKET VALUE</b> 3,704 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 3,704 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 3,704 <b>TOTAL JUST VALUE</b> 95,095 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 90,090										
DOR CODE 5200 CROPLAND CLS2																	<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>										
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												<b>SALES DATA</b> OFF RECORD Number      DATE      TYPE INST      Q / V / I / V      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										
TOTALS																	<b>BUILDING NOTES</b>										
EXTRA FEATURES																	<b>BUILDING DIMENSIONS</b>										
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											
																	<b>LAND DESCRIPTION</b> <b>TOTAL OB/XF</b> 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	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										
<b>REVIEW DATE</b> 05/04/2026 <b>BY</b> MLU    Total Acres: 10.01    Total Land Value: 3,704    Market: 95,095    Agricultural: 3,704    Common: 0 <b>PRINTED 06/08/2026 BY SYS</b>																											