LOT 4 MEADOW WOOD S/D.
WD 1340-398, WD 1342-862, WD 136

FLORES SAYRA
P O BOX 5632
ST CROIX, VI 00823

2026

35-3S-15-00276-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35315.00	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	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	49,500
TOTAL MARKET VALUE	49,500
SOH/AGL Deduction	3,762
ASSESSED VALUE	45,738
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,738
TOTAL JUST VALUE	49,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1458/1643	2/02/2022	WD	Q	V	01	45,000
GRANTOR: TURNER CECILE						
GRANTEE: FLORES SAYRA						
1446/1770	8/30/2021	WD	U	V	30	95,500
GRANTOR: TURNER CLEVELAND JR						
GRANTEE: TURNER CECILE						

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	0000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	0.90	55,000.00	49,500.00	49,500							

REVIEW DATE 04/22/2026 BY MLU Total Acres: 5.01 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 05/08/2026 BY SYS