NW1/4 OF NW1/4. EX 5 AC DESC
ORB 786-453 & EX 3.48 AC DESC
ORB 911-788. 786-454, 806-44,

PINEIRO HEIBER/PINEIRO DAYLIN
151 ESAST 39TH STREET
HIALEAH, FL 33013

2027

35-3S-15-00296-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5700	TIMBERLAND 60-69	
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	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	09/23/2026 SF

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	189,120
TOTAL MARKET VALUE	5,472
SOH/AGL Deduction	0
ASSESSED VALUE	5,472
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,472
TOTAL JUST VALUE	189,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17344	M H	125	08/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1420/0335	9/30/2020	PR	U	V	19	100
GRANTOR: ADDISON E WALKER PR/E						
GRANTEE: HEIBER & DAYLIN PIN						
1029/1390	10/27/2004	WD	Q	V	03	297,500
GRANTOR: NORRIS						
GRANTEE: CRAYNE						

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	5700	A	TIMBER 4	0					22.52	AC		1.00	1.00	1.00	227.00	227.00	5,112							
2	5910	A	SWAMP/CYPRES	0					9.00	AC		1.00	1.00	1.00	40.00	40.00	360							
3	9910	M	MKT.VAL.AG	0					31.52	AC		1.00	1.00	1.00	6,000.00	6,000.00	189,120							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 31.52 Total Land Value: 5,472 Market: 189,120 Agricultural: 5,472 Common: 0 PRINTED 11/17/2026 BY SYS