

BEG SW COR OF SW1/4 OF SE1/4, N  
 GLENWOOD CIR, E 298.92 FT, S 306  
 FT TO POB & COMM SW COR OF SW1/4

MONTENEGRO RANCH LLC  
 225 EAST DANIA BEACH BLVD  
 DANIA BEACH, FL 33004

2026

36-4S-16-03383-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	90
Interior Floor	14	CARPET	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0101	SFRES/SFRES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	36416.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
APT	800	100	2024
BAS	1,326	100	
FGR	280	55	2024
FOP	36	30	
FOP	96	30	
FOP	516	30	
TOTALS	3,054		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,475	103.3920	117.87	291,728	1978	1978	15	0	35.00	50.00

1 SINGLE FAM 0% - 2024 Heated Area: 2126 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		326,960	
TOTAL MARKET OB/XF VALUE		33,677	
TOTAL LAND VALUE - MARKET		64,920	
TOTAL MARKET VALUE		425,557	
SOH/AGL Deduction		0	
ASSESSED VALUE		425,557	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		425,557	
TOTAL JUST VALUE		425,557	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		414,415	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1223	12/15/2023	WD	Q	I	05	2,400,000
GRANTOR: DIAZ RANCH LLC						
GRANTEE: MONTENEGRO RANCH LL						
1505/1219	12/14/2023	WD	U	V	11	100
GRANTOR: CHANDLER PHYLLIS LITT						
GRANTEE: MONTENEGRO RANCH LL						

EXTRA FEATURES		924 SW HAMLET CIR, LAKE CITY															
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
1	0190	FPLC PF	0	0	0	0	2.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	2,400	
2	0040	BARN, POLE	0	0	63	44	2,772.00	UT	8.00	8.00	20	2000	2000	3	20	4,435	
3	0083	DOCK-LAKE	0	0	0	0	500.00	UT	11.50	11.50	40	1993	1993	3	30	1,725	
4	0265	PRCH, UEP	0	0	14	16	224.00	UT	18.00	18.00	60	1993	1993	3	60	2,419	
5	0166	CONC, PAVMT	0	0	0	0	3,942.00	UT	2.00	2.00	80	1993	1993	3	80	6,307	
6	0169	FENCE/WOOD	0	0	0	0	500.00	UT	7.50	7.50	50	1993	1993	3	50	1,875	
7	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
8	0166	CONC, PAVMT	0	0	24	25	600.00	UT	1.12	1.12	100	0	0	3	100	672	
9	0166	CONC, PAVMT	0	0	0	0	5,037.00	UT	2.00	2.00	50	1993	1993	3	50	5,037	
10	0169	FENCE/WOOD	0	0	0	0	150.00	UT	7.50	7.50	50	1993	1993	3	50	563	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W43 S26 E30 E21 N26 W8 \$											
FOP=[ORIG=0,0] N12 W43 S12 E43 \$											
FOP=[ORIG=8,0] N12 W8 S12 E8 \$											
FOP=[ORIG=-13,26] S6 E6 N6 W6 \$											
APT=[YR=2024;ORIG=20,-10] S40 E12 N20 E16 N20 W28 \$											
FGR=[YR=2024;ORIG=48,-10] S20 E14 N20 W14 \$											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	0.85	AC		1.00	1.00	1.00	12,000.00	12,000.00	10,200							
2	0100	C	SFR	0		A-1	0.00	0.00	2.41	AC		1.00	1.00	1.00	12,000.00	12,000.00	28,920							
3	0100	C	SFR	0		A-1	0.00	0.00	2.15	AC		1.00	1.00	1.00	12,000.00	12,000.00	25,800							

BEG SW COR OF SW1/4 OF SE1/4, N  
 GLENWOOD CIR, E 298.92 FT, S 306  
 FT TO POB & COMM SW COR OF SW1/4

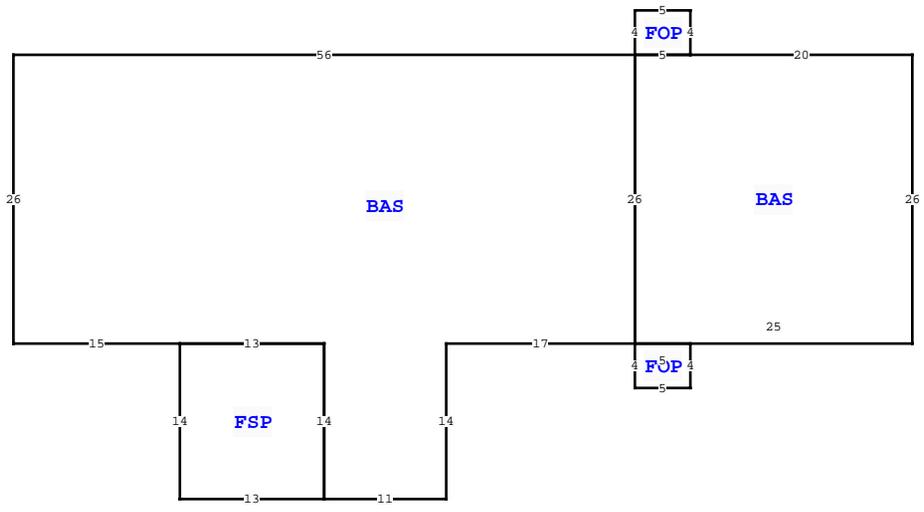
MONTENEGRO RANCH LLC  
 225 EAST DANIA BEACH BLVD  
 DANIA BEACH, FL 33004

**2026**

36-4S-16-03383-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0101	SFRES/SFRES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	36416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	650	100	
BAS	1,610	100	
FOP	20	30	
FOP	20	30	
FSP	182	40	
TOTALS	2,482		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,345	104.2200	118.81	278,609	2000	1986	0	0	35.00	65.00
2 SINGLE FAM 0% - 2024 Heated Area: 2260 HX Base Yr											



EXTRA FEATURES	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
878 SW HAMLET CIR, LAKE CITY				04/22/2026	MLU	

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
11	0294	SHED WOOD/	0	0	9	24	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	
12	0166	CONC, PAVMT	0	0	0	0	3,122.00	UT	2.00	2.00	100	2011	2011	3	100	6,244	

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
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1505/1219	12/14/2023	WD	U	V	11	100
GRANTOR: CHANDLER PHYLLIS LITT						
GRANTEE: MONTENEGRO RANCH LL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S26 E15 FSP= S14 E13 N14 W13 E13 S14 E11 N14 E17	
FOP= S4 E5 N4 W5 BAS= E25 N26 W20 FOP= N4 W5 S4 E5 W5 S26 N26 S.	

LAND DESCRIPTION												TOTAL OB/XF												7,044
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV