BEG NE COR OF NW1/4, RUN S 996.6
OF A 30 FT EASEMENT, W 1295.44 F
TO N LINE OF SEC, E 1310.76 FT T

LUMSDEN ROBERT/LUNSDEN ROBERT JR
4901 SAN PALERMO DR
BRADENTON, FL 34208

2027

36-7S-16-04351-016

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36716.00	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	05/07/2026 MLU
INC DATE		AG DATE	09/16/2024 SF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,290
TOTAL LAND VALUE - MARKET	253,080
TOTAL MARKET VALUE	146,600
SOH/AGL Deduction	25,913
ASSESSED VALUE	120,687
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,687
TOTAL JUST VALUE	266,370
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21150	TR/TRAILER	75	10/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
937/1775	10/05/2001	WD	Q	I	01	143,500

GRANTOR: LUMSDEN ROBERT

GRANTEE: LUMSDEN ROBERT

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
1	0040	BARN,POLE	0	0	20	40	800.00	UT	4.50	4.50	100	2010	2010	3	100	3,600	
2	0251	LEAN TO W/	0	0	16	40	640.00	UT	3.50	3.50	100	2010	2010	3	100	2,240	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 13,290

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	14.12	AC		1.00	1.00	1.00	9,000.00	9,000.00	127,080							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	445.00	445.00	6,230							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	126,000							

REVIEW DATE 07/14/2015 BY DF Total Acres: 28.12 Total Land Value: 133,310 Market: 126,000 Agricultural: 6,230 Common: 127,080 PRINTED 11/17/2026 BY SYS