

COMM NW COR, RUN E 35 FT TO E R/
ISLAND RD, RUN S ALONG R/W 1269.
POB, RUN E 388.18 FT, S 280.56 F

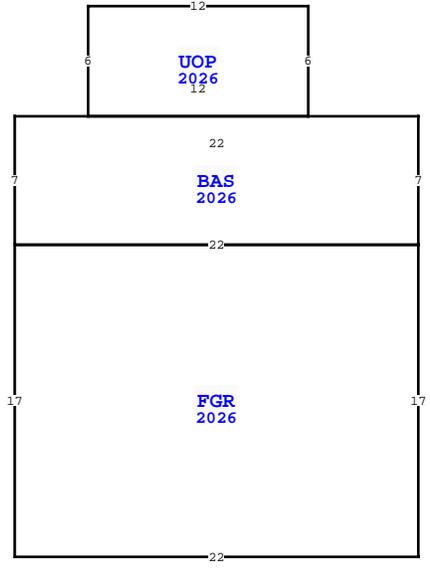
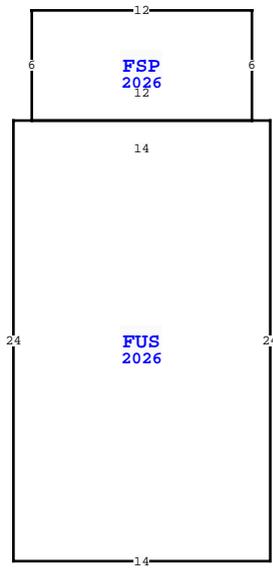
PAYNE CHRISTOPHER B
9026 103RD CT
VERO BEACH, FL 32967

2026

36-7S-16-04351-018
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	1	100	
Bathrooms	1	100	
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units	0	100	
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	154	100	2026
FGR	374	55	2026
FSP	72	40	2026
FUS	336	100	2026
UOP	72	20	2026
TOTALS	1,008		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2026								
				Heated Area: 490							
					HX Base Yr						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	109,705		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	174,705		
SOH/AGL Deduction	10,000		
ASSESSED VALUE	164,705		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	164,705		
TOTAL JUST VALUE	174,705		
NCON VALUE	109,705		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	50,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050142	New Residential C	140,000	06/18/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/2602	2/26/2024	QC	U	V	11	100
GRANTOR: PAYNE CAROL L						
GRANTEE: PAYNE CHRISTOPHER B						
1508/2602	2/24/2024	QC	U	V	11	100
GRANTOR: PAYNE CAROL L						
GRANTEE: PAYNE CHRISTOPHER B						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												0												
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	2.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	32,500							
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	32,500							

BUILDING NOTES											
FGR=[YR=2026;ORIG=-22,4] E22 S17 W22 N17 \$											
FUS=[YR=2026;ORIG=-49,-5] E14 S24 W14 N24 \$											
BAS=[YR=2026;ORIG=-22,-3] E22 S7 W22 N7 \$											
UOP=[YR=2026;ORIG=-18,-9] E12 S6 W12 N6 \$											
FSP=[YR=2026;ORIG=-48,-11] E12 S6 W12 N6 \$											

LAND DESCRIPTION												TOTAL OB/XF												0			
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	2.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	32,500										
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	32,500										