

COLUMBIA COUNTY

Property Appraiser

Parcel 20-3S-17-05506-002

Owners

MODERNIZED INVESTMENTS LLC
6900 DANIELS PARKWAY
SUITE 29-325
FORT MYERS, FL 33912

Parcel Summary

Location	1651 NW OAKLAND AVE
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Acreage	0.140
Township	3S
Range	17
Subdivision	BOULEVARD

Legal Description

LOT 10 BLOCK 7 BOULEVARD PARK S/D.

642-517, 813-31, WD 995-1947, WD 1077-1208,
QC 1556-2106, WD 1556-1974, WD 1556-2547,



Working Values

	2026
Total Building	\$15,140
Total Extra Features	\$50
Total Market Land	\$2,500
Total Ag Land	\$0

	2026
Total Market	\$17,690
Total Assessed	\$17,690
Total Exempt	\$0
Total Taxable	\$17,690
SOH Diff	\$0

Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$45,764	\$42,904	\$39,228	\$33,914	\$28,334	\$25,915
Total Extra Features	\$50	\$50	\$50	\$50	\$50	\$50
Total Market Land	\$2,500	\$2,500	\$2,500	\$2,500	\$2,300	\$2,296
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$48,314	\$45,454	\$41,778	\$36,464	\$30,684	\$28,261
Total Assessed	\$22,726	\$22,086	\$21,443	\$20,818	\$20,212	\$28,261
Total Exempt	\$22,726	\$22,086	\$21,443	\$20,818	\$20,212	\$0
Total Taxable	\$0	\$0	\$0	\$0	\$0	\$28,261
SOH Diff	\$25,588	\$23,368	\$20,335	\$15,646	\$10,472	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	<u>Q/U</u>	Reason	Type	<u>V/I</u>	Sale Price	Ownership
<u>WD</u> 1556/2547	2025-12-19	<u>U</u>	<u>37</u>	WARRANTY DEED	Improved	\$17,500	Grantor: REGAR PAMELA Grantee: MODERNIZED INVESTMENTS LLC
<u>QC</u> 1556/2106	2006-03-15	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$100	Grantor: GEIGER LARRY Grantee: REGAR PAMELA
<u>WD</u> 1077/1208	2006-03-15	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$100	Grantor: LARRY & ELAINE GEIGER Grantee: PAMELA REGAR
<u>WD</u> 1077/1207	2006-03-09	<u>Q</u>	<u>04</u>	WARRANTY DEED	Improved	\$100	Grantor: LAVOY G & GERALDINE B NEWTON Grantee: LARRY &ELAINE GEIGER
<u>WD</u> 1556/1974	2006-01-24	<u>U</u>	<u>11</u>	WARRANTY DEED	Improved	\$100	Grantor: H.A. WILSON INC Grantee: NEWTON LAVOY G
<u>AG</u> 0813/0031	1995-10-22	<u>U</u>		AGREEMENT FOR DEED	Improved	\$8,502	Grantor: LAVOY G & GERALDINE B NEWTON Grantee: LARRY &ELAINE GEIGER

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>03</u> 0551/0096	1980-09-01	<u>Q</u>			Improved	\$8,750	

Buildings

Building # 1, Section # 1, 25915, SFR

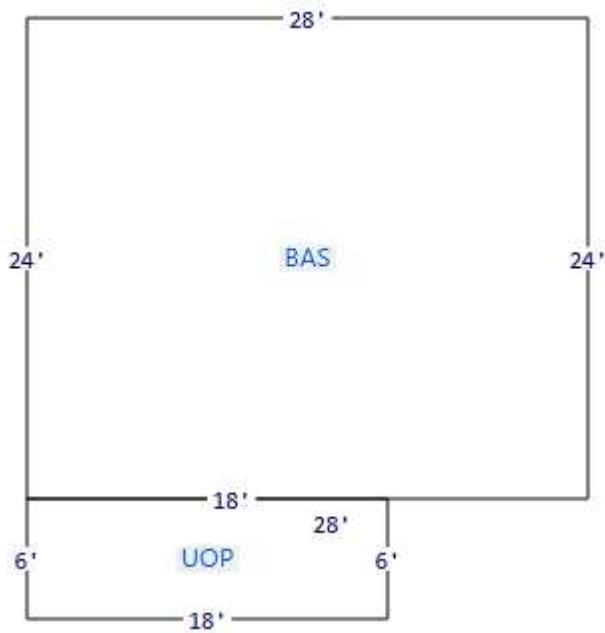
Type	Style	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	672	\$43,257	1952	1952	780	30.00%	65.00%	35.00%	\$15,140

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	01	MINIMUM
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	06	VINYL ASB
AC	Air Conditioning	02	WINDOW
HT	Heating Type	02	CONVECTION
BDR	Bedrooms	2.00	
BTH	Bathrooms	1.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	01	01
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	672	100%	672
<u>UOP</u>	108	20%	22



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0120	CLFENCE 4			1.00	\$0.00	2011	100%	\$50

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	00	.00	.00	1.00	\$2,500.00/LT	0.14	1.00	\$2,500

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Jun 8, 2026	000055808	ELECTRICAL	COMPLETED	Electrical Service (DO NOT use for Generator Install)

TRIM Notices

- 2025
- 2024
- 2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the

appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of July 27, 2026.

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