(AKA S1/2 LOT 12; PRCL "B", TURK
DESC AS): COMM NE COR OF SW1/4,
FT, W 1958.58 FT, S 334.31 FT FO

**BROWN RAYMOND RENARD**
12714 HAMPTON HILL DR
RIVERVIEW, FL 33578

**2024**

**29-5S-16-03737-212**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC IMPROVED | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 29516.00 1.00/ | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

171 SW POWELL GLN, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/10/2024 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 51,000 |
| TOTAL MARKET VALUE | 58,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 58,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 58,000 |
| TOTAL JUST VALUE | 58,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 50,350 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050410 | Remodel | 25,000 | 07/22/2024 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1512/983 | 4/10/2024 | WD | Q | I | 01 | 70,000 |
| GRANTOR: HARMON ZACHARY | | | | | | |
| GRANTEE: BROWN RAYMOND RENAR | | | | | | |
| 1501/1722 | 10/13/2023 | WD | U | V | 11 | 0 |
| GRANTOR: BKL INVESTMENT CO | | | | | | |
| GRANTEE: HARMON ZACHARY | | | | | | |

### 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 0700 | C | MISC RES | 0 | | A-1 | 0.00 | 0.00 | 5.10 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 51,000 | | | | | | | |

REVIEW DATE 06/07/2024 BY TP Total Acres: 5.10 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 08/21/2024 BY SYS