

# COLUMBIA COUNTY Property Appraiser

**Parcel 26-4S-15-00401-102**

## Owners

FERNANDEZ FAMILY FARMS LLC  
1135 LINCOLN ST  
HOLLYWOOD, FL 33019

## Parcel Summary

|              |                         |
|--------------|-------------------------|
| Location     | 7752 SW COUNTY ROAD 242 |
| Use Code     | 9901: AC/XFOB           |
| Tax District | 3: COUNTY               |
| Section      | 26                      |
| Township     | 4S                      |
| Range        | 15                      |
| Acreage      | 5.0100                  |
| Subdivision  | LANGTREE                |

## Legal Description

LOT 2 BLOCK A LANGTREE S/D.

789-2409, 932-300, 955-1279, 965-632, 997-2490  
WD 1044-2513 & 2514, WD 1049-991,  
WD 1526-3,



## Working Values

|                      |          |
|----------------------|----------|
|                      | 2025     |
| Total Building       | \$0      |
| Total Extra Features | \$7,720  |
| Total Market Land    | \$50,000 |
| Total Ag Land        | \$0      |

|                |          |
|----------------|----------|
|                | 2025     |
| Total Market   | \$57,720 |
| Total Assessed | \$55,197 |
| Total Exempt   | \$0      |
| Total Taxable  | \$55,197 |
| SOH Diff       | \$2,523  |

## Value History

|                      | 2024     | 2023     | 2022     | 2021     | 2020     | 2019     | 2018     |
|----------------------|----------|----------|----------|----------|----------|----------|----------|
| Total Building       | \$0      | \$0      | \$0      | \$43,963 | \$41,320 | \$37,740 | \$33,450 |
| Total Extra Features | \$7,720  | \$7,720  | \$3,970  | \$2,040  | \$2,040  | \$2,040  | \$2,040  |
| Total Market Land    | \$50,000 | \$42,500 | \$37,500 | \$33,250 | \$33,250 | \$30,250 | \$29,000 |
| Total Ag Land        | \$0      | \$0      | \$0      | \$0      | \$0      | \$0      | \$0      |
| Total Market         | \$57,720 | \$50,220 | \$41,470 | \$79,253 | \$76,610 | \$70,030 | \$64,490 |
| Total Assessed       | \$50,179 | \$45,617 | \$41,470 | \$79,253 | \$76,610 | \$70,030 | \$64,490 |
| Total Exempt         | \$0      | \$0      | \$0      | \$0      | \$0      | \$0      | \$0      |
| Total Taxable        | \$50,179 | \$45,617 | \$41,470 | \$79,253 | \$76,610 | \$70,030 | \$64,490 |
| SOH Diff             | \$7,541  | \$4,603  | \$0      | \$0      | \$0      | \$0      | \$0      |

## Document/Transfer/Sales History

| Instrument /<br>Official<br>Record | Date       | QU       | Reason    | Type                  | V/I      | Sale<br>Price | Ownership  |
|------------------------------------|------------|----------|-----------|-----------------------|----------|---------------|--|
| <u>WD</u><br>1526/3                | 2024-10-22 | <u>Q</u> | <u>01</u> | WARRANTY<br>DEED      | Improved | \$70,000      | Grantor: PATON<br>PAMELA J<br>Grantee: FERNANDEZ<br>FAMILY FARMS LLC     |
| <u>WD</u><br>1049/0991             | 2005-06-10 | <u>Q</u> |           | WARRANTY<br>DEED      | Improved | \$94,000      | Grantor: BRUCE PERRY<br>Grantee: PAMALA J &<br>EDWARD PATON              |
| <u>WD</u><br>1044/2514             | 2005-04-26 | <u>U</u> | <u>07</u> | WARRANTY<br>DEED      | Improved | \$53,100      | Grantor: RANDY & AMY<br>PIPPINS<br>Grantee: BRUCE PERRY                  |
| <u>WD</u><br>1044/2513             | 2005-04-26 | <u>Q</u> | <u>04</u> | WARRANTY<br>DEED      | Improved | \$100         | Grantor: TERRY KELLY<br>Grantee: RANDY & AMY<br>PIPPINS                  |
| <u>AG</u><br>0997/2490             | 2002-11-13 | <u>Q</u> | <u>03</u> | AGREEMENT<br>FOR DEED | Vacant   | \$29,900      | Grantor: TERRY M<br>KELLY TRUSTEE<br>Grantee: RANDY R &<br>AMY L PIPPINS |
| <u>QC</u><br>0965/0632             | 2002-08-28 | <u>Q</u> | <u>03</u> | QUIT CLAIM<br>DEED    | Improved | \$28,900      | Grantor: ELSIE<br>COCHRAN  |

| Instrument /<br>Official<br>Record | Date       | QU | Reason | Type                  | V/I      | Sale<br>Price | Ownership   |
|------------------------------------|------------|----|--------|-----------------------|----------|---------------|---|
|                                    |            |    |        |                       |          |               | Grantee: TERRY M<br>KELLY TRUSTEE   |
| AG<br>0955/1279                    | 2002-03-30 | Q  | 03     | AGREEMENT<br>FOR DEED | Improved | \$29,900      | Grantor: TERRY KELLY<br>Grantee: ELSIE<br>COCHRAN                               |
| QC<br>0932/0300                    | 2001-01-16 | Q  | 03     | QUIT CLAIM<br>DEED    | Vacant   | \$18,200      | Grantor: DORICE,<br>DERRICK & RYAN<br>DREW<br>Grantee: TERRY M<br>KELLY         |
| AG<br>0789/2409                    | 1993-11-09 | U  | 13     | AGREEMENT<br>FOR DEED | Vacant   | \$17,900      | Grantor: TERRY M<br>KELLY<br>Grantee: DREW,<br>DORICE L & DERRICK A<br>& RYAN S |

## Buildings

None

## Extra Features

| Code | Description | Length | Width | Units  | Unit Price | AYB  | % Good Condition | Final Value | Notes |
|------|-------------|--------|-------|--------|------------|------|------------------|-------------|-------|
| 0040 | BARN,POLE   | 24     | 24    | 576.00 | \$3        | 2004 | 50%              | \$720       |       |
| 9945 | Well/Sept   |        |       | 1.00   | \$7,000    |      | 100%             | \$7,000     |       |

## Land Lines

| Code | Description | Zone | Front | Depth | Units | Rate/Unit      | Acreage | Total Adj | Value    | Notes |
|------|-------------|------|-------|-------|-------|----------------|---------|-----------|----------|-------|
| 9901 | AC/XFOB     | A-1  | .00   | .00   | 1.00  | \$50,000.00/LT | 5.01    | 1.00      | \$50,000 |       |

## Personal Property

None

## Permits

| Date | Permit | Type | Status    | Description |
|------|--------|------|-----------|-------------|
|      | 20242  | M H  | COMPLETED | M H         |
|      |        |      | COMPLETED | M H         |
|      | 9181   | M H  | COMPLETED | M H         |
|      | 8562   | M H  | COMPLETED | M H         |

# TRIM Notices

2022

2023

2024

## 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 November 21, 2024.

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