LOTS 82 & 83 UNIT 8 THREE RIVERS
492-495, 796-2164, 805-1901, 809

NYHOLM LILLY AHONEN
5316 SADDLEBAG LAKE RD
LAKE WALES, FL 33859

**2026**

**00-00-00-00729-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 100000.08 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 | 04/30/2024 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 28,800 |
| TOTAL MARKET VALUE | 28,800 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 28,800 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 28,800 |
| TOTAL JUST VALUE | 28,800 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 28,800 |

SALE:4:1: WIDOW SOLD TOO LOW
SALE:3:1: SALE NOT IN LINE
SALE:2:1: SALE # 2 WAS FROM POTO TO VONDRUSKA & MA
SALE:1:1: NEED TO CHECK FOR IMPROVEMENTS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0813/1134 | 11/10/1995 | WD | Q | V | | 12,000 |
| GRANTOR: JACK POTO | | | | | | |
| GRANTEE: LILLY AHONEN | | | | | | |
| 0809/0883 | 5/21/1995 | WD | U | V | 09 | 10,000 |
| GRANTOR: VONDRUSKA & MAINHART | | | | | | |
| GRANTEE: JACK POTO | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 2.00 | LT | | 1.00 | 1.00 | 0.80 | 18,000.00 | 14,400.00 | 28,800 | | | | | | | |

REVIEW DATE 04/30/2024 BY MLU Total Acres: 1.70 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 11/19/2025 BY SYS