NW DIV: LOT 16 EX 50 FT OFF W SI
ALSO DESC AS: BEG AT PT ON W LIN
ST LOCATED 44 FT N'LY FROM C/L O

NOEL FRITZNER AND MIRLAINE E REVOCABLE TRUST U/T/A
1799 BRIGHT SKY DR
KISSIMMEE, FL 32744

2026

00-00-00-11250-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	820317.00 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	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,636
TOTAL MARKET VALUE	12,636
SOH/AGL Deduction	0
ASSESSED VALUE	12,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,636
TOTAL JUST VALUE	12,636
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1354	6/25/2025	TR	U	V	11	100
GRANTOR: NOEL FRITZNER						
GRANTEE: NOEL FRITZNER AND M						
1131/1134	9/10/2007	WD	U	V	08	4,000
GRANTOR: GLEN I JONES TRUSTEE						
GRANTEE: FRITZNER & MIRLAINE						

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	4000	C	VAC INDUSTRI	0		00	0.00	0.00	31,590.00	SF		1.00	1.00	0.80	0.50	0.40	12,636							

REVIEW DATE 11/04/2015 BY DF Total Acres: 0.73 Total Land Value: 12,636 Market: 0 Agricultural: 0 Common: 12,636 PRINTED 11/20/2025 BY SYS