LOT 2 CARTER PLACE S/D (UNR) DES
COR OF NW1/4 OF NW1/4, N 9.28 FT
LOT 2 CARTERS PLACE FOR POB, CON

492 SE LOMOND AVE LLC
6950 STABLE CT
ST CLOUD, FL 34771

2026

05-3S-17-04843-042

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.0100 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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	19,200
TOTAL MARKET VALUE	19,200
SOH/AGL Deduction	0
ASSESSED VALUE	19,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,200
TOTAL JUST VALUE	19,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	19,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054256	Mobile Home		10/16/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1530/1605	12/31/2024	WD	Q	V	01	46,000
GRANTOR: CINERA GROUP LLC						
GRANTEE: 492 SE LOMOND AVE L						
1517/1119	6/18/2024	WD	Q	V	01	99,000
GRANTOR: BASS ERNEST L						
GRANTEE: CINERA GROUP LLC						

458 NW IVY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	09/26/2023 SPF

BUILDING NOTES

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

BUILDING DIMENSIONS

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					1.28	AC		1.00	1.00	1.00	15,000.00	15,000.00	19,200							

REVIEW DATE 10/28/2025 BY randall Total Acres: 1.28 Total Land Value: 19,200 Market: 0 Agricultural: 0 Common: 19,200 PRINTED 11/17/2025 BY SYS