

LOT 8 COLE'S UNR S/D @ WILSON SP
COMM SE COR & RUN N 1516.85 FT T
CONT N 1052.74 FT, N 821.71 FT,

BLAND ANUSCHKA TRUST AGREEMENT
4926 LAKE CARLTON DR
MT DORA, FL 32757

2026

06-7S-16-04145-011



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3											
																		VALUATION BY STANDARD											
																		Tax Group: 3 Tax Dist:											
																		BUILDING MARKET VALUE 0											
																		TOTAL MARKET OB/XF VALUE 7,000											
																		TOTAL LAND VALUE - MARKET 109,320											
																		TOTAL MARKET VALUE 71,880											
																		SOH/AGL Deduction 4,591											
																		ASSESSED VALUE 67,289											
																		TOTAL EXEMPTION VALUE 0											
																		BASE TAXABLE VALUE 67,289											
																		TOTAL JUST VALUE 116,320											
																		NCON VALUE 0											
																		INCOME VALUE											
																		PREVIOUS YEAR MKT VALUE 116,320											
DOR CODE 5500						TIMBERLAND 80-89																							
MAP NUM						MKT AREA						02																	
NEIGHBORHOOD/LOC						6716.00						1.00/																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																													
EXTRA FEATURES																													
L N	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																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	10.22	AC		1.00	1.00	1.00	6,000.00	6,000.00	61,320												
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	48,000												
3	5500	A	TIMBER 2	0		00	0.00	0.00	8.00	AC		1.00	1.00	1.00	445.00	445.00	3,560												
REVIEW DATE 06/23/2015 BY TW Total Acres: 18.22 Total Land Value: 64,880 Market: 48,000 Agricultural: 3,560 Common: 61,320 PRINTED 11/07/2025 BY SYS																													