

GORDON BILLIE JAMES/GORDON ALTORIA
3714 AUBURNDAL AVE
ORLANDO, FL 32839

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

31VINYLSID 100

00N/A 0

03GABLE/HIP 100

12MODULAR MT 100

05DRYWALL 100

08SHT VINYL 50

14CARPET 50

03CENTRAL 100

04AIR DUCTED 100

2 100

4 100

01NONE 100

1. 1. 100

0 100

0303 100

0101 100

0505

0200MOBILE HOME

MKT AREA

02

8516.0100

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,560

100

1,560

93,153

TOTALS

1,560

1,560

93,153

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

2 0030 BARN,MT

0 0 30 50

1,500.00

UT

15.00

15.00

100

2026

2025

100

22,500

3 0166 CONC, PAVMT

0 0 10 20

200.00

UT

3.00

3.00

100

2026

2025

100

600

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1 0200 C MBL HM

0

A-1

0.00

0.00

5.02

AC

1.00

1.00

0.85

10,000.00

8,500.00

42,670

REVIEW DATE

11/18/2025

BY

JB

Total Acres:

5.02

Total Land Value:

42,670

Market:

0

Agricultural:

0

Common:

42,670

PRINTED 11/20/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDDOR CODEMAP NUMNEIGHBORHOOD/LOC

0201021,560115.5000108.57169,369200620060045.0055.00

2 MANUF 10% - 2022Heated Area: 1560HX Base Yr

BAS

BLD DATE

XF DATE

INC DATE

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

05/10/2024

MLU

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE93,153

TOTAL MARKET OB/XF VALUE30,100

TOTAL LAND VALUE - MARKET42,670

TOTAL MARKET VALUE165,923

SOH/AGL Deduction0

ASSESSED VALUE165,923

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE165,923

TOTAL JUST VALUE165,923

NCON VALUE23,100

INCOME VALUE

PREVIOUS YEAR MKT VALUE142,823

PERMIT NUMDESCRIPTIONAMTISSUED

000052948Storage Building33,00004/28/2025

000052844Right-of-Way Acce04/07/2025

000041454Mobile Home03/03/2021

4145403/03/2021

33921TR/TRAILER23804/05/2016

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1311/16412/05/2016WDUUV110

GRANTOR: DHIMANT & GITA SONI (GRANTEE: BILLIE JAMES & ALTO

1310/14912/05/2016WDUUV110

GRANTOR: DHIMANT & GITA SONI (GRANTEE: BILLIE JAMES & ALTO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=28,18] E52 S30 W52 N30 \$.