SE1/4 OF NW1/4 & BEG SE COR OF S
33.70 FT TO E R/W CR-135, N ALON
FT, E 45.69 FT, S 1320.18 FT TO

ANONICK SUSAN D
2524 NARCISSUS AVE
SANFORD, FL 32771

2026

12-3S-15-00161-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12315.00 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	10/16/2023 SPF

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	247,080
TOTAL MARKET VALUE	18,325
SOH/AGL Deduction	0
ASSESSED VALUE	18,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,325
TOTAL JUST VALUE	247,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,080

LAND:3:2: TOTAL OF 41.18 AC
LAND:3:1: OWNS PARCEL # 00161-000 WHICH JOINS
LAND:1:2: CR-135, AND IS OWNED BY ANONICK.
LAND:1:1: JOINS PARCEL #00165 001 WHICH FRONTS ON

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0864/1758	8/21/1998	QC	Q	V	01	0

GRANTOR: W ROGERS
GRANTEE: ANONICK

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	41.18	AC		1.00	1.00	1.00	445.00	445.00	18,325							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	41.18	AC		1.00	1.00	1.00	6,000.00	6,000.00	247,080							

REVIEW DATE 01/24/2023 BY KS Total Acres: 41.18 Total Land Value: 18,325 Market: 247,080 Agricultural: 18,325 Common: 0 PRINTED 11/19/2025 BY SYS