COMM 5 FT W OF SW COR LOT 1 THE
UNIT 1, RUN E 1218.02 FT FOR POB
FT, S 1140.99 FT, W 2492.03 FT,

MAGGIO ARTHUR V/MAGGIO SALLY W
3460 BOUGAINVILLEA DRIVE
WINTER PARK, FL 32792

**2026**

**14-5S-15-00459-212**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 14515.030 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 34,800 |
| TOTAL LAND VALUE - MARKET | 136,240 |
| TOTAL MARKET VALUE | 49,957 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 49,957 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 49,957 |
| TOTAL JUST VALUE | 171,040 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 171,040 |

SALE:1:1: LOT 12 TIMBER RIDGE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 16181 | PUMP/UTPOL | 30 | 10/26/1999 |

| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 04/24/2023 MLU |
| INC DATE | | AG DATE | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0786/0345 | 2/06/1994 | WD | Q | V | | 46,600 |

GRANTOR: GULF ATLANTIC
GRANTEE: ARTHUR V MAGGIO

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0040 | BARN,POLE | 0 | 0 | 16 | 24 | 1.00 | UT | 0.00 | 0.00 | 100 | 1999 | 1999 | 3 | 100 | 800 | |
| 2 | 0030 | BARN,MT | 0 | 0 | 50 | 100 | 5,000.00 | UT | 12.00 | 12.00 | 50 | 2007 | 2007 | 3 | 50 | 30,000 | |
| 3 | 9946 | Well | 0 | 0 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | | | 3 | 100 | 4,000 | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### LAND DESCRIPTION

TOTAL OB/XF 34,800

| 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 | 34.06 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 15,157 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 34.06 | AC | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 136,240 | | | | | | | |

REVIEW DATE 07/14/2016 BY DF Total Acres: 34.06 Total Land Value: 15,157 Market: 136,240 Agricultural: 15,157 Common: 0 PRINTED 11/18/2025 BY SYS