BEG NW COR OF SW1/4 OF NE1/4, E
750.55 FT, W 715.70 FT, N 633.70
SE1/4 OF NW1/4, EX 3 AC IN NW CO

KEVIN MONK, LLC
4203 BELL TOWER CT
BELLE ISLE, FL 32812

**2026**

**15-7S-17-10002-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 6200 | PASTURE CLS33 | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 15717.00 | 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 | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 217,170 |
| TOTAL MARKET VALUE | 12,969 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 12,969 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 12,969 |
| TOTAL JUST VALUE | 217,170 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 217,170 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1502/868 | 11/03/2023 | WD | Q | V | 05 | 395,000 |
| GRANTOR: CLANCE BARBARA | | | | | | |
| GRANTEE: KEVIN MONK, LLC | | | | | | |
| 0827/1510 | 9/04/1996 | PR | U | V | 11 | 0 |
| GRANTOR: KENNETH DUBOSE AS PR | | | | | | |
| GRANTEE: BARBARA CLANCE | | | | | | |

### 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 | 6200 | A | PASTURE 3 | 0 | | | | | 38.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 10,640 | | | | | | | |
| 2 | 5700 | A | TIMBER 4 | 0 | | A-1 | 0.00 | 0.00 | 10.26 | AC | | 1.00 | 1.00 | 1.00 | 227.00 | 227.00 | 2,329 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 48.26 | AC | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 217,170 | | | | | | | |

REVIEW DATE 11/08/2023 BY TP Total Acres: 48.26 Total Land Value: 12,969 Market: 217,170 Agricultural: 12,969 Common: 0 PRINTED 11/19/2025 BY SYS