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MONDRAGON KEEP LLC
6526 OLD BRICK RD, 120-278
WINDERMERE, FL 34786

2026

21-1S-17-04560-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	21117.00	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	95,450
TOTAL MARKET VALUE	95,450
SOH/AGL Deduction	0
ASSESSED VALUE	95,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,450
TOTAL JUST VALUE	95,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053410	Storage Building	120,500	06/19/2025
000051821	Right-of-Way Acce		12/13/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1528/276	9/26/2024	WD	Q	V	01	135,000
GRANTOR: MACKNJILL, LLC						
GRANTEE: MONDRAGON KEEP LLC						
1446/673	8/30/2021	WD	Q	V	01	110,000
GRANTOR: OLIVIA RAE FARMS INC						
GRANTEE: MACKNJILL, LLC						

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	38.18	AC		1.00	1.00	1.00	2,500.00	2,500.00	95,450							

REVIEW DATE 12/30/2024 BY TP Total Acres: 38.18 Total Land Value: 95,450 Market: 0 Agricultural: 0 Common: 95,450 PRINTED 10/17/2025 BY SYS