S1/2 OF NW1/4 LYING E OF I-75, E COR & EX RD.

ANDREWS VINCENT T'ANGELO
1125 CORETTA WAY
ORLANDO, FL 32805

2026

22-3S-16-02244-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22316.00	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	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	133,495
TOTAL MARKET VALUE	131,015
SOH/AGL Deduction	0
ASSESSED VALUE	131,015
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,015
TOTAL JUST VALUE	133,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1405/2625	2/20/2020	WD	U	V	37	20,000
GRANTOR: DORETHA MASSEY & ETAL						
GRANTEE: VINCENT T'ANGELO AN						
1369/1784	7/27/2018	PB	U	V	18	0
GRANTOR: CLERK OF COURT (AMOS						
GRANTEE: DORETHA MASSEY & ET						

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	29.11	AC		1.00	1.00	0.90	5,000.00	4,500.00	130,995							
2	5910	A	SWAMP/CYPRES	0					0.50	AC		1.00	1.00	1.00	40.00	40.00	20							
3	9910	M	MKT.VAL.AG	0					0.50	AC		1.00	1.00	1.00	5,000.00	5,000.00	2,500							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 29.61 Total Land Value: 131,015 Market: 2,500 Agricultural: 20 Common: 130,995 PRINTED 11/18/2025 BY SYS