

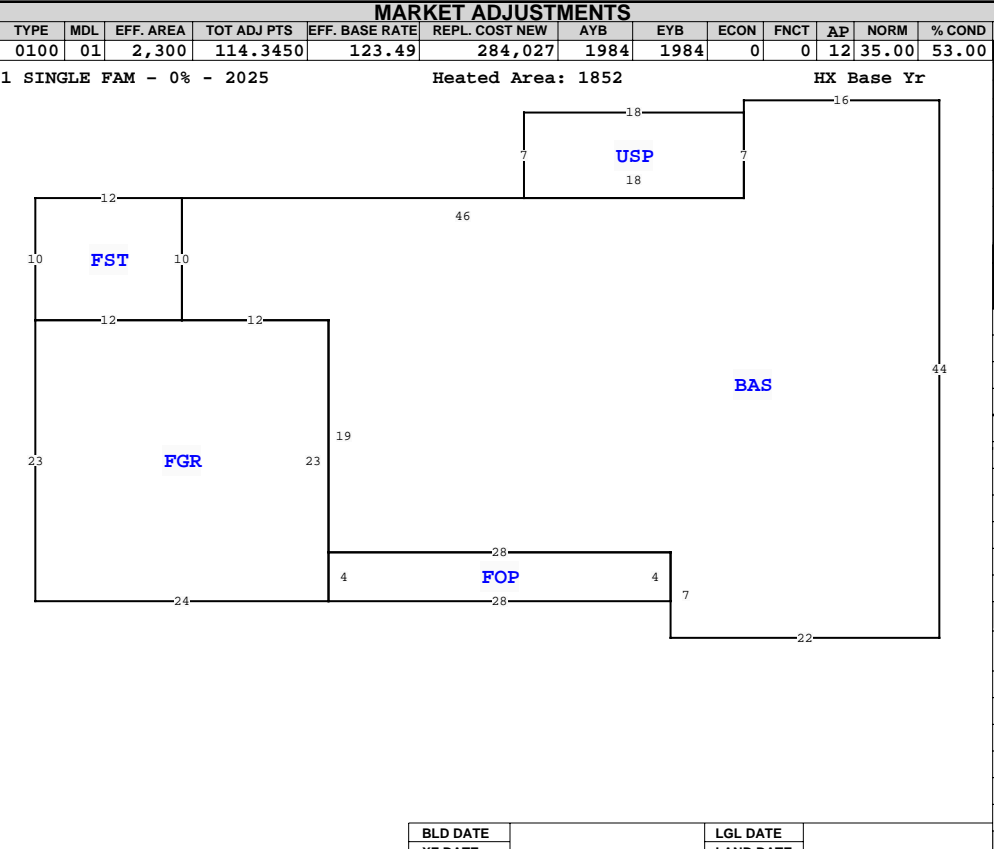
COMM SW COR OF SE1/4 OF NE1/4, E
SE COR OF SE1/4 OF NE1/4, N 513.
W 349.10 FT, N 6 DEG E 199.20 FT

HONER SHANNON/HONER SIMEON
2444 SOUTH AVE
LEESBURG, FL 34748

2025

30-4S-17-08877-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,852	100	
FGR	552	55	
FOP	112	30	
FST	120	55	
USP	126	35	
TOTALS	2,762		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	150,534		
TOTAL MARKET OB/XF VALUE	3,200		
TOTAL LAND VALUE - MARKET	7,920		
TOTAL MARKET VALUE	161,654		
SOH/AGL Deduction	0		
ASSESSED VALUE	161,654		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	161,654		
TOTAL JUST VALUE	161,654		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	157,473		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/1083	5/10/2024	WD	U	I	11	100
GRANTOR: HONER SIMON JR TRUST						
GRANTEE: HONER SHANNON						
1514/1083	5/10/2024	WD	U	I	11	100
GRANTOR: HONER SIMON JR TRUST						
GRANTEE: HONER SHANNON						

EXTRA FEATURES																
L N	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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0060	CARPORT F	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	
4	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
TOTALS															3,200	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.76	AC		1.00	1.00	1.00	4,500.00	4,500.00	7,920							