COMM AT NW COR OF NE1/4 OF SEC 3
FT FOR POB, CONT NE 762.10 FT, S
720.03 FT, N 535.95 FT TO POB.

OCTAVE FRITZNEL D/OCTAVE CEREMY
4125 BELLA ISLE CIR
KISSEMMEE, FL 34746

2026

30-4S-18-10513-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	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	04/11/2025 MLU
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	32,036
TOTAL MARKET VALUE	32,036
SOH/AGL Deduction	0
ASSESSED VALUE	32,036
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,036
TOTAL JUST VALUE	32,036
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23112	M H	347	05/06/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1063/0293	10/14/2005	WD	Q	V		80,000
GRANTOR: DEMOSTHENES & CEZAR						
GRANTEE: OCTAVE & OTHERS						
1063/0291	10/13/2005	WD	Q	V	03	100
GRANTOR: J L DICKS						
GRANTEE: DEMOSTHENES & CEZAR						

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	0000	C	VAC RES	0		A-1	0.00	0.00	10.17	AC		1.00	1.00	0.45	7,000.00	3,150.00	32,036							

REVIEW DATE 04/11/2025 BY MLU Total Acres: 10.17 Total Land Value: 32,036 Market: 0 Agricultural: 0 Common: 32,036 PRINTED 11/18/2025 BY SYS