

COMM AT NW COR OF E1/2 OF SEC, R
FT, E 1341.50 FT FOR POB, CONT E
TO W R/W OF U S 441, S ALONG R/W

BIVONA PEGGY H
2602 DANIELLE DR
OVIEDO, FL 32765

2026

33-6S-17-09834-205



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3													
																		VALUATION BY STANDARD													
																		Tax Group: 3						Tax Dist:							
																		BUILDING MARKET VALUE						0							
																		TOTAL MARKET OB/XF VALUE						7,000							
																		TOTAL LAND VALUE - MARKET						97,850							
																		TOTAL MARKET VALUE						9,884							
																		SOH/AGL Deduction						2,713							
																		ASSESSED VALUE						7,171							
																		TOTAL EXEMPTION VALUE						0							
																		BASE TAXABLE VALUE						7,171							
TOTAL JUST VALUE						104,850																									
NCON VALUE						0																									
INCOME VALUE																															
PREVIOUS YEAR MKT VALUE						104,850																									
DOR CODE						6200						PASTURE CLS33																			
MAP NUM												MKT AREA						02													
NEIGHBORHOOD/LOC						33617.010						1.00/																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																					
TOTALS																															
EXTRA FEATURES						19022 S US HIGHWAY 441 , HIGH SPRINGS												BLD DATE XF DATE INC DATE													
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	9945	Well/Sept				0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000												
BUILDING NOTES																															
BUILDING DIMENSIONS																															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION				CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	10.30	AC		1.00	1.00	1.00	280.00	280.00	2,884											
2	9910	M	MKT. VAL. AG				0			0.00	0.00	10.30	AC		1.00	1.00	1.00	9,500.00	9,500.00	97,850											
REVIEW DATE 10/24/2017 BY DF Total Acres: 10.30 Total Land Value: 2,884 Market: 97,850 Agricultural: 2,884 Common: 0 PRINTED 10/10/2025 BY SYS																															