NW DIV: LOT 16 EX 50 FT OFF W SI
ALSO DESC AS: BEG AT PT ON W LIN
ST LOCATED 44 FT N'LY FROM C/L O

NOEL FRITZNER AND MIRLAINE E REVOCABLE TRUST U/T/A
1799 BRIGHT SKY DR
KISSIMMEE, FL 32744

**2026**

**00-00-00-11250-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 4000 | VACANT INDUSTRIAL | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 820317.00 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

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 12,636 |
| TOTAL MARKET VALUE | 12,636 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 12,636 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 12,636 |
| TOTAL JUST VALUE | 12,636 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 12,636 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1543/1354 | 6/25/2025 | TR | U | V | 11 | 100 |
| GRANTOR: NOEL FRITZNER | | | | | | |
| GRANTEE: NOEL FRITZNER AND M | | | | | | |
| 1131/1134 | 9/10/2007 | WD | U | V | 08 | 4,000 |
| GRANTOR: GLEN I JONES TRUSTEE | | | | | | |
| GRANTEE: FRITZNER & MIRLAINE | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 4000 | C | VAC INDUSTRI | 0 | | 00 | 0.00 | 0.00 | 31,590.00 | SF | | 1.00 | 1.00 | 0.80 | 0.50 | 0.40 | 12,636 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 11/04/2015 BY DF Total Acres: 0.73 Total Land Value: 12,636 Market: 0 Agricultural: 0 Common: 12,636 PRINTED 06/22/2026 BY SYS