

N DIV: BEG NW COR, RUN S 52.5 FT
N 52.5 FT, W 40 FT TO POB. (BLOC

HEGA FINANCIAL
509 LAKE COVE POINT CIR.
WINTER GARDEN, FL 34787

2026

00-00-00-12082-000

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	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 1,560 TOTAL MARKET VALUE 1,560 SOH/AGL Deduction 0 ASSESSED VALUE 1,560 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,560 TOTAL JUST VALUE 1,560 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,560																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1173/1003</td> <td>5/06/2009</td> <td>CT</td> <td>U</td> <td>V</td> <td>18</td> <td>100</td> </tr> </tbody> </table> GRANTOR: CLERK OF COURT GRANTEE: HEGA FINANCIAL 1099/0702 10/10/2006 WD Q V 3,000 GRANTOR: JAMES AYERS & GEORGE GRANTEE: MINDY LEE										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1173/1003	5/06/2009	CT	U	V	18	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1173/1003	5/06/2009	CT	U	V	18	100																																					
																				<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																						
TOTALS																																											
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																											
LAND DESCRIPTION										TOTAL OB/XF										0																							
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	0000	C	VAC RES	0		*RO	40.00	52.00	2,080.00	SF		1.00	1.00	1.00	0.75	0.75	1,560																										
REVIEW DATE 10/28/2015 BY DF Total Acres: 0.05 Total Land Value: 1,560 Market: 0 Agricultural: 0 Common: 1,560 PRINTED 05/08/2026 BY SYS																																											