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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	830317.00 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	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
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

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1173/1003	5/06/2009	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: HEGA FINANCIAL						
1099/0702	10/10/2006	WD	Q	V		3,000
GRANTOR: JAMES AYERS & GEORGE						
GRANTEE: MINDY LEE						

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		*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 01/09/2026 BY SYS