

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																					
																				<b>VALUATION BY</b> Tax Group: 1 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 1,560 <b>TOTAL MARKET VALUE</b> 1,560 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 1,560 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 1,560 <b>TOTAL JUST VALUE</b> 1,560 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 1,560																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																							
																				<b>SALES DATA</b> <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
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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																											
																	TOTAL OB/XF 0																										
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 06/22/2026 BY SYS																																											