

COMM SW COR OF SW1/4, RUN N 336.  
 POB, CONT N 336.85 FT, E 1324.29  
 335.53 FT, W 1324.28 FT TO POB.

CUENCA RAMEL/CUENCA SHERRY  
 360 ROB DR  
 CLERMONT, FL 34711

2026

01-6S-17-09531-002



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: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 44,000 <b>TOTAL MARKET VALUE</b> 44,000 <b>SOH/AGL Deduction</b> 2,200 <b>ASSESSED VALUE</b> 41,800 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 41,800 <b>TOTAL JUST VALUE</b> 44,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 38,000																																																										
																				<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>1509/475</td> <td>2/21/2024</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>32,500</td> </tr> <tr> <td colspan="7">GRANTOR: THORESON LIDIA PENA A</td> </tr> <tr> <td colspan="7">GRANTEE: CUENCA RAMEL</td> </tr> <tr> <td>1475/221</td> <td>8/30/2022</td> <td>WD U</td> <td>V</td> <td>11</td> <td></td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: THORESON TONY T</td> </tr> <tr> <td colspan="7">GRANTEE: THORESON LIDIA PENA</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1509/475	2/21/2024	WD Q	V		01	32,500	GRANTOR: THORESON LIDIA PENA A							GRANTEE: CUENCA RAMEL							1475/221	8/30/2022	WD U	V	11		100	GRANTOR: THORESON TONY T							GRANTEE: THORESON LIDIA PENA						
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<b>REVIEW DATE</b> 05/06/2026 <b>BY</b> MLU <b>Total Acres:</b> 10.00 <b>Total Land Value:</b> 44,000 <b>Market:</b> 0 <b>Agricultural:</b> 0 <b>Common:</b> 44,000 <b>PRINTED</b> 05/08/2026 <b>BY</b> SYS																																																																														