LOT 51 APPALACHIE TRACE UNR:
COMM NW COR, RUN S ALONG W
LINE 1418.64 FT, SE 77 1633.92

DELEON HORACE/DELEON YVONNE
2577 CEDAR CREST DR
APOPKA, FL 32712-6407

2026

02-6S-16-03766-151

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3616.0100	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

713 SW ROANOKE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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
1	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
2	0030	BARN,MT	0	0	0	0	1.00	UT	6,400.00	6,400.00	100	2026	2025		100	6,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,400
TOTAL LAND VALUE - MARKET	109,620
TOTAL MARKET VALUE	120,020
SOH/AGL Deduction	37,820
ASSESSED VALUE	82,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,200
TOTAL JUST VALUE	120,020
NCON VALUE	6,400
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042496	Electrical Servic	0	08/05/2021
16345	PUMP/UTPOL	30	11/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1050/2574	7/01/2005	WD	Q	V		75,000
GRANTOR: PLEMMONS						
GRANTEE: DELEON						
0977/0844	3/01/2003	WD	Q	V		30,000
GRANTOR: COLUMBIA TIMBERLANDS						
GRANTEE: CLIFTON L & LINDA L						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 10,400

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	9900	C	AC NON-AG	0			0.00	0.00	12.18	AC		1.00	1.00	1.00	9,000.00	9,000.00	109,620							

REVIEW DATE 04/16/2026 BY KS Total Acres: 12.18 Total Land Value: 109,620 Market: 0 Agricultural: 0 Common: 109,620 PRINTED 06/09/2026 BY SYS