LOT 6 LAUREL LAKE S/D PHASE 2.
WD 1276-1123, WD 1300-369, WD 13

VILLAR ANA N TRUST DATED MAY 7, 2024
1372 E VINE ST
KISSIMMEE, FL 34744

2026

03-4S-16-02732-206

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.00	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

268 SW BIRCH GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	27,000
SOH/AGL Deduction	0
ASSESSED VALUE	27,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,000
TOTAL JUST VALUE	27,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25629	SFR	616	03/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1513/2663	5/07/2024	TR	U	V	11	100
GRANTOR: VILLAR ANA M						
GRANTEE: VILLAR ANA M TRUST						
1318/0272	6/30/2016	WD	Q	V	05	20,000
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: ANA N VILLAR (UNMAR						

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.90	30,000.00	27,000.00	27,000							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 1.13 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 05/12/2026 BY SYS