

BEG SW COR OF NE1/4, RUN N 357.0 FT, S 327.09 FT, E 658.17 FT TO OAK RD, S ALONG R/W 30.06 FT, W

KELLEY VONCILE ENGLISH
3908 BOWFIN TRAIL
KISSIMMEE, FL 34746

2026

03-5S-16-03456-003


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									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 55,000 TOTAL MARKET VALUE 2,225 SOH/AGL Deduction 0 ASSESSED VALUE 2,225 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,225 TOTAL JUST VALUE 55,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 55,000											
DOR CODE 5500										TIMBERLAND 80-89																					
MAP NUM										MKT AREA										01											
NEIGHBORHOOD/LOC										3516.00										1.00/											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/07/2025 MLU											
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	445.00	445.00	2,225														
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000														
REVIEW DATE 01/30/2026 BY JB Total Acres: 5.00 Total Land Value: 2,225 Market: 55,000 Agricultural: 2,225 Common: 0 PRINTED 05/13/2026 BY SYS																															