

COMM SW COR OF NE1/4, RUN N 1090
 FT FOR POB, N 361.65 FT, E 389.8
 FT, E 297 FT, S 261.60 FT, W 686

CLARK RICKY/FOSTER BRUNA
 3150 HANGING MOSS CIR
 KISSIMMEE, FL 34741

2026

03-5S-16-03456-005



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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 60,120 TOTAL MARKET VALUE 67,120 SOH/AGL Deduction 60,653 ASSESSED VALUE 6,467 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 6,467 TOTAL JUST VALUE 67,120 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 63,410																																	
																				SALE:1:1: 5.01 ACRES (FAMILY)																																	
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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																																					
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																						

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0700	C	MISC RES	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							