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

2027

03-5S-16-03456-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1164 SW ZIEGLER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

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	60,006
ASSESSED VALUE	7,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,114
TOTAL JUST VALUE	67,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,120

SALE:1:1: 5.01 ACRES (FAMILY)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31639	M H	689	12/11/2013
14559	M H	125	09/28/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0710/0459	2/09/1990	WD	Q	V	03	0

GRANTOR: ENGLISH GARFIELD

GRANTEE: RICKY CLARK

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF 7,000

LAND DESCRIPTION

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	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							

REVIEW DATE 02/05/2026 BY KS Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/17/2026 BY SYS