COMM SW COR OF NE1/4, N 1090.27
N 441.47 FT, E 415.92 FT, N 509.
FT, S 565.84 FT, W 193.04 FT, S

FOSTER GEORGE JR
3150 HANGING MOSS CIR
KISSIMMEE, FL 34741

2026

03-5S-16-03456-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	71,022
TOTAL MARKET VALUE	71,022
SOH/AGL Deduction	7,701
ASSESSED VALUE	63,321
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,321
TOTAL JUST VALUE	71,022
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,284

SALE:1:1: 5.67 ACRES (FAMILY)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0710/0465	2/09/1990	WD	Q	V	03	0

GRANTOR: ENGLISH GARFIELD

GRANTEE: GEORGE FOSTER

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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

BUILDING NOTES

BUILDING DIMENSIONS

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	10.68	AC		1.00	1.00	0.70	9,500.00	6,650.00	71,022							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 10.68 Total Land Value: 71,022 Market: 0 Agricultural: 0 Common: 71,022 PRINTED 06/08/2026 BY SYS