

COMM NE COR OF SEC, S 659.54 FT,
POB, CONT W 420 FT, S 630 FT, E
TO POB EX THE E 99 FT MOL.

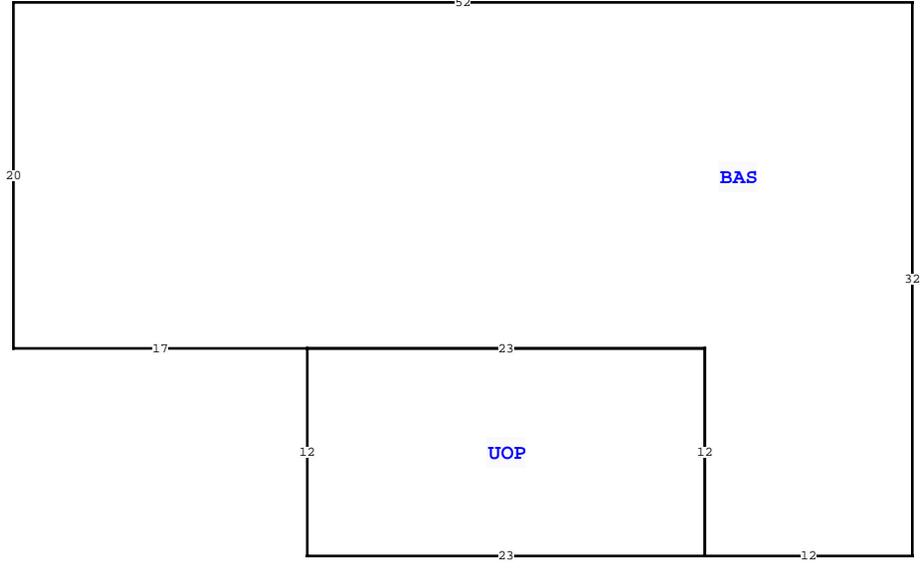
CARLTON MICHAEL WAYNE/CARLTON ANN HOLDERNESS
22046 BIRR CT
MOUNT DORA, FL 32757

2026

04-6S-16-03770-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	09	PINE WOOD	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architctual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	4616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,184	100	
UOP	276	20	
TOTALS	1,460		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2026	94.82	117,482	1977	1977	0	0	35.00	65.00
			Heated Area: 1184			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		76,363	
TOTAL MARKET OB/XF VALUE		600	
TOTAL LAND VALUE - MARKET		46,400	
TOTAL MARKET VALUE		123,363	
SOH/AGL Deduction		0	
ASSESSED VALUE		123,363	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		123,363	
TOTAL JUST VALUE		123,363	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		123,363	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/1423	3/06/2025	WD	Q	I	05	105,000
GRANTOR: ARMSTRONG TIMOTHY S						
GRANTEE: CARLTON MICHAEL WAY						
1485/1498	2/14/2023	LE	U	I	14	100
GRANTOR: SMITH SKODA JEFFREY (
GRANTEE: ARMSTRONG TIMOTHY S						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0294	SHED WOOD/	0.00
TOTALS		1,460	1,239

TOTAL OB/XF												600				
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
1	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS= W52 S20 E17 UOP= S12 E23 N12 W23\$ E23 S12 E12 N32\$.

LAND DESCRIPTION		TOTAL OB/XF															600							
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	0100	C	SFR	0		A-1	0.00	0.00	3.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,100							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.63	AC		1.00	1.00	1.00	10,000.00	10,000.00	16,300							