

THE E 99 FT MOL OF THE FOLLOWING
 SEC, S 659.54 FT, W 750.18 FT FO
 420 FT, S 630 FT, E 420 FT, N 63

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

2026

04-6S-16-03770-005



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 0 TOTAL LAND VALUE - MARKET 16,445 TOTAL MARKET VALUE 16,445 SOH/AGL Deduction 0 ASSESSED VALUE 16,445 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 16,445 TOTAL JUST VALUE 16,445 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 20,020									
DOR CODE		0000 VACANT																		PERMIT NUM				DESCRIPTION				AMT		ISSUED	
MAP NUM																															
NEIGHBORHOOD/LOC		4616.00 1.00/																		SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											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																															
																1510/140	3/08/2024	FJ U	V	18	0										
GRANTOR: SKODA-SMITH JEFFERY C																															
GRANTEE: ARMSTRONG TIMOTHY S																															
EXTRA FEATURES										BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		BUILDING NOTES									
																05/06/2026		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 DIMENSIONS														
LAND DESCRIPTION										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	0000	C	VAC RES	0		A-1	0.00	0.00	1.43	AC		1.00	1.00	1.00	11,500.00	11,500.00	16,445														
REVIEW DATE 05/06/2026 BY MLU Total Acres: 1.43 Total Land Value: 16,445 Market: 0 Agricultural: 0 Common: 16,445 PRINTED 06/09/2026 BY SYS																															