(AKA PRC 13 BRIAR PATCH ESTATES
COMM SW COR, RUN N 1254.69 FT, E
POB, CONT E 692.65 FT, S 635.45

LEAVIT CHRISTOPHER ELLIS
349 VILLA SORRENTO CIR
HAINES CITY, FL 33844

2027

05-7S-16-04138-113

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5716.0200	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

355 SW BACKWOODS GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	11,200
TOTAL LAND VALUE - MARKET	110,220
TOTAL MARKET VALUE	121,420
SOH/AGL Deduction	28,343
ASSESSED VALUE	93,077
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,077
TOTAL JUST VALUE	121,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39148	STORAGE	0	01/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/1259	3/12/2019	WD	Q	I	01	68,000
GRANTOR: RHONDA SCHOFIELD						
GRANTEE: CHRISTOPHER ELLIS L						
1297/0961	6/26/2015	WD	Q	V	01	40,000
GRANTOR: MILLARD JASON BLACHAR						
GRANTEE: KEN & RHONDA SCHOFI						

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	3,400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,200

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	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							

REVIEW DATE 07/08/2026 BY AJ Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS