COMM NW COR OF GOVT LOT 1, S 182
CONT S 449.50 FT, E 1078.72 FT T
SR-47, N 17 DEG W 465.84 FT, W 9

A.N.A. REAL PROPERTY DEVELOPMENT, LLC
115 BAYWOOD AVE
LONGWOOD, FL 32750

2027

06-1S-17-04493-015

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1117.00	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

17388 N US HIGHWAY 441 , WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,256
TOTAL MARKET VALUE	2,345
SOH/AGL Deduction	0
ASSESSED VALUE	2,345
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,345
TOTAL JUST VALUE	50,256
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1948	5/30/2025	WD	U	V	11	0
GRANTOR: TINDELL STANLEY WAYNE						
GRANTEE: A.N.A. REAL PROPERT						
1541/1138	5/30/2025	WD	P	I	98	140,000
GRANTOR: TINDELL STANLEY WAYNE						
GRANTEE: A.N.A. REAL PROPERT						

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

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	6200	A	PASTURE 3	0					10.47	AC		1.00	1.00	0.80	280.00	224.00	2,345							
2	9910	M	MKT.VAL.AG	0					10.47	AC		1.00	1.00	0.80	6,000.00	4,800.00	50,256							

REVIEW DATE 07/15/2015 BY DF Total Acres: 10.47 Total Land Value: 2,345 Market: 50,256 Agricultural: 2,345 Common: 0 PRINTED 11/17/2026 BY SYS