

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

**2026**

06-1S-17-04493-015  


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																																																								
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 50,256 <b>TOTAL MARKET VALUE</b> 50,256 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 50,256 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 50,256 <b>TOTAL JUST VALUE</b> 50,256 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 41,880																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																																																										
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1541/1948</td> <td>5/30/2025</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>0</td> </tr> <tr> <td colspan="7">GRANTOR: TINDELL STANLEY WAYNE</td> </tr> <tr> <td colspan="7">GRANTEE: A.N.A. REAL PROPERT</td> </tr> <tr> <td>1541/1138</td> <td>5/30/2025</td> <td>WD</td> <td>P</td> <td>I</td> <td>98</td> <td>140,000</td> </tr> <tr> <td colspan="7">GRANTOR: TINDELL STANLEY WAYNE</td> </tr> <tr> <td colspan="7">GRANTEE: A.N.A. REAL PROPERT</td> </tr> </tbody> </table>										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						
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<b>TOTALS</b> <b>EXTRA FEATURES</b> 17388 N US HIGHWAY 441 , WHITE SPRINGS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/11/2025 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																																																														
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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					10.47	AC		1.00	1.00	0.80	6,000.00	4,800.00	50,256																																																													
<b>REVIEW DATE</b> 07/15/2015 <b>BY</b> DF Total Acres: 10.47 Total Land Value: 50,256 Market: 0 Agricultural: 0 Common: 50,256 <b>PRINTED 05/12/2026 BY SYS</b>																																																																														