

COMM AT NW COR OF NE1/4 OF NW1/4
 FT FOR POB CONT E 414.31 FT TO P
 SAID PT BEING ON A CURVE, RUN SE

GILMAN SEAN/GILMAN SARAH
 5741 NE 4TH PL
 OCALA, FL 34470

2026

06-3S-16-02009-005



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																									
																						STANDARD																									
VALUATION BY																				Tax Group: 3		Tax Dist:		BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		SOH/AGL Deduction		ASSESSED VALUE		TOTAL EXEMPTION VALUE		BASE TAXABLE VALUE		TOTAL JUST VALUE		NCON VALUE		INCOME VALUE		PREVIOUS YEAR MKT VALUE	
																								0		0		147,900		147,900		0		147,900		0		147,900		0		0		138,040			
DOR CODE										9900 NON AG ACREAGE										PERMIT NUM		DESCRIPTION		AMT		ISSUED																					
MAP NUM																																															
NEIGHBORHOOD/LOC										6316.00 1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
TOTALS																				BLD DATE		LGL DATE		05/04/2026		MLU																					
EXTRA FEATURES																				XF DATE		LAND DATE																									
																				INC DATE		AG DATE																									
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																															
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	9900	C	AC NON-AG	0		A-1	0.00	0.00	5.72	AC		1.00	1.00	1.00	7,500.00	7,500.00	42,900																														
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	105,000																														
REVIEW DATE 05/04/2026 BY MLU Total Acres: 19.72 Total Land Value: 147,900 Market: 0 Agricultural: 0 Common: 147,900 PRINTED 06/22/2026 BY SYS																																															