

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									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 147,900 TOTAL MARKET VALUE 147,900 SOH/AGL Deduction 0 ASSESSED VALUE 147,900 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 147,900 TOTAL JUST VALUE 147,900 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 138,040											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE 1494/1186 7/07/2023 WD Q V 01 184,000 GRANTOR: JAN PROPERTY HOLDINGS GRANTEE: GILMAN SEAN 1441/1927 6/30/2021 WD Q V 01 160,000 GRANTOR: WILLIAMS DAVID L GRANTEE: JAN PROPERTY HOLDIN											
DOR CODE 9900 NON AG ACREAGE										BLD DATE										LGL DATE											
MAP NUM										XF DATE										LAND DATE 05/04/2026 MLU											
NEIGHBORHOOD/LOC 6316.00 1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES																															
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																
																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 05/08/2026 BY SYS																															