

COMM SW COR OF NE1/4 OF SEC, RUN
 FT, S 15 FT FOR POB, CONT S 245
 FT, N 108.29 FT, NW 467.03 FT, S

BLAND GEORGE A III AS TRUSTEE
 4926 LAKE CARLTON DR
 MT DORA, FL 32757

2026

06-7S-16-04145-007


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 88,056 TOTAL MARKET VALUE 5,442 SOH/AGL Deduction 0 ASSESSED VALUE 5,442 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,442 TOTAL JUST VALUE 88,056 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 88,056																																	
																				LAND:1:1: ADJ;4 ODD SHAPE-POWERLINE EASEMENT SALE:1:1: 10.82																																	
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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																																					
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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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																													
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	12.23	AC		1.00	1.00	1.00	445.00	445.00	5,442																																				
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.23	AC		1.00	1.00	0.80	9,000.00	7,200.00	88,056																																				
REVIEW DATE 05/07/2026 BY MLU Total Acres: 12.23 Total Land Value: 5,442 Market: 88,056 Agricultural: 5,442 Common: 0 PRINTED 06/22/2026 BY SYS																																																					