

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																																	
																				<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>12528</td> <td>M H</td> <td>125</td> <td>05/19/1997</td> </tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED	12528	M H	125	05/19/1997																
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																		
12528	M H	125	05/19/1997																																																		
																				<table border="1"> <thead> <tr> <th colspan="10">SALES DATA</th> </tr> <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>1364/2118</td> <td>7/11/2018</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: GEORGE BLAND GRANTEE: GEORGE A BLAND III 1060/0625 9/29/2005 QC Q V 01 65,000 GRANTOR: DESCOTEAUX GRANTEE: BLAND										SALES DATA										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1364/2118	7/11/2018	QC	U	V	11	100
SALES DATA																																																					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																															
1364/2118	7/11/2018	QC	U	V	11	100																																															
TOTALS										<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>LGL DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td>05/07/2026</td> </tr> </tbody> </table> MLU										BLD DATE	LGL DATE		05/07/2026																														
BLD DATE	LGL DATE																																																				
	05/07/2026																																																				
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	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 05/08/2026 BY SYS																																																					