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

2027

06-7S-16-04145-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12528	M H	125	05/19/1997

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
GRANTOR: GEORGE BLAND						
GRANTEE: GEORGE A BLAND III						
1060/0625	9/29/2005	QC	Q	V	01	65,000
GRANTOR: DESCOTEAUX						
GRANTEE: BLAND						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 11/17/2026 BY SYS