LOT 8 COLE'S UNR S/D @ WILSON SP
COMM SE COR & RUN N 1516.85 FT T
CONT N 1052.74 FT, N 821.71 FT,

BLAND ANUSCHKA TRUST AGREEMENT
4926 LAKE CARLTON DR
MT DORA, FL 32757

2026

06-7S-16-04145-011

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

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	145,760
TOTAL MARKET VALUE	92,320
SOH/AGL Deduction	25,031
ASSESSED VALUE	67,289
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,289
TOTAL JUST VALUE	152,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1364/2122	7/11/2018	QC	U	V	11	100
GRANTOR: ANUSCHKA BLAND						
GRANTEE: ANUSCHKA BUTZ BLAND						
1016/0344	5/12/2004	QC	Q	V	01	45,000
GRANTOR: DONALD E & PAM L DESC						
GRANTEE: ANUSCHKA 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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	10.22	AC		1.00	1.00	1.00	8,000.00	8,000.00	81,760							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	64,000							
3	5500	A	TIMBER 2	0		00	0.00	0.00	8.00	AC		1.00	1.00	1.00	445.00	445.00	3,560							

REVIEW DATE 06/23/2015 BY TW Total Acres: 18.22 Total Land Value: 85,320 Market: 64,000 Agricultural: 3,560 Common: 81,760 PRINTED 06/23/2026 BY SYS