

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										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																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 7,000 <b>TOTAL LAND VALUE - MARKET</b> 145,760 <b>TOTAL MARKET VALUE</b> 92,320 <b>SOH/AGL Deduction</b> 25,031 <b>ASSESSED VALUE</b> 67,289 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 67,289 <b>TOTAL JUST VALUE</b> 152,760 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 116,320																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																							
																				<b>SALES DATA</b> <table border="1"> <thead> <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>1364/2122</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: 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										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1364/2122	7/11/2018	QC	U	V	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1364/2122	7/11/2018	QC	U	V	11	100																																					
<b>TOTALS</b> <b>EXTRA FEATURES</b>										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE      05/07/2026      MLU																							
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																											
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																												
<b>LAND DESCRIPTION</b>																	<b>TOTAL OB/XF</b> 7,000																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																										
<b>REVIEW DATE</b> 06/23/2015 <b>BY</b> TW    Total Acres: 18.22    Total Land Value: 85,320    Market: 64,000    Agricultural: 3,560    Common: 81,760 <b>PRINTED 05/08/2026 BY SYS</b>																																											