LOT 13 BLOCK 2 WILSON SPRINGS CO
1-A COMM NW COR OF SW1/4 & RUN S
PT ON N LINE OF WILSON SPRINGS P

BENDIK MILAN & WENDE LIVING TRUST UTA DATED NOVEM
1856 BLACK LAKE BLVD
WINTER GARDEN, FL 34787

2027

06-7S-16-04149-213

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

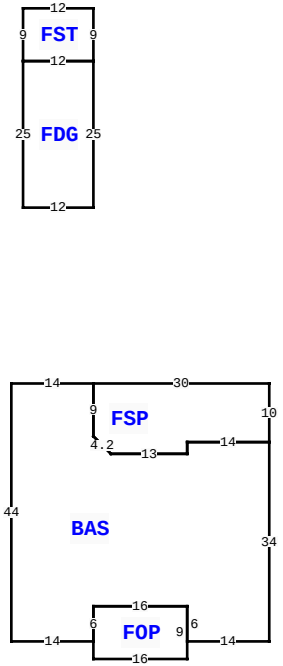
NEIGHBORHOOD/LOC 6716.0400 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,513	100		1,513	207,843
FDG	300	60		180	24,727
FOP	144	30		43	5,907
FSP	328	40		131	17,995
FST	108	55		59	8,105
TOTALS	2,393			1,926	264,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,926	132.8580	146.14	281,466	2020	2020	0	0	1	5.00	94.00

2 SINGLE FAM 0% - 2026 Heated Area: 1513 HX Base Yr



466 SW MEMORIAL DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	264,578
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	309,578
SOH/AGL Deduction	0
ASSESSED VALUE	309,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,578
TOTAL JUST VALUE	309,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,394

LAND:1:1: ADJ 4 PAVED RD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/539	11/04/2025	WD	Q	I	01	375,000
GRANTOR: HORNE NEAL						
GRANTEE: BENDIK MILAN & WEN						
1376/0825	1/11/2019	WD	Q	V	01	40,000
GRANTOR: KRYSTAL KAY KOON						
GRANTEE: NEAL & JENNIFER HOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S44 E14 FOP= S3 E16 N9 W16 S6$ N6 E16 S6 E14 N34
FSP= N10 W30 S9 R3 D3 E13 N2 E14$ W14 S2 W13 U3 L3 N9$
PTR= N30 FDG= N25 FST= N9 W12 S9 E12$ W12 S25 E12$ S30$.

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	2.25	20,000.00	45,000.00	45,000							

REVIEW DATE 02/06/2026 BY TP Total Acres: 0.41 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS