LOT 10 PARADISE ESTATES S/D.

CD 1154-2020, 1164-645, QC 1191-

MCFARLAND TERENCE/MCFARLAND CAROLINE
2659 ALOMA OAKS DR
OVIEDO, FL 32765

2026

07-2S-17-04677-110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	7217.00	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

1077 NW HAMP FARMER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	9,880
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	54,880
SOH/AGL Deduction	575
ASSESSED VALUE	54,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,305
TOTAL JUST VALUE	54,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37992	RECONNECT	75	04/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/999	8/29/2022	WD	Q	I	01	50,000
GRANTOR: COLUMBIA LAND MAINTEN						
GRANTEE: MCFARLAND TERENCE						
1416/2041	7/28/2020	WD	U	V	30	185,000
GRANTOR: D & B TIMBER & LAND T						
GRANTEE: COLUMBIA LAND MAINT						

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	0040	BARN,POLE	0	0	24	48	1,152.00	UT	2.50	2.50	100	2010	2010	3	100	2,880	
2	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 9,880

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 10/12/2022 BY ME Total Acres: 5.01 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 06/15/2026 BY SYS