NE1/4 OF SW1/4 S OF LITTLE CREEK
GROVE CHURCH RD & E OF SR-47.

KANIECKI JOSEPH P JR
1933 S FERNCREEK AVE
ORLANDO, FL 32806

2026

08-1S-17-04508-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1117.00	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	05/11/2026 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	8,050
TOTAL LAND VALUE - MARKET	69,520
TOTAL MARKET VALUE	77,570
SOH/AGL Deduction	33,105
ASSESSED VALUE	44,465
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,465
TOTAL JUST VALUE	77,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,535

SALE:2:1: 8.69 AC $.70 STAMPS

BLDG:1:1: FLEETWOOD MH

XFOB:1:1: FLEETWOOD MH

PRMT:1:1: 24X60 1993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7830	M H	100	11/29/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
0951/1810	4/19/2002	WD	U	V	09	35,000
GRANTOR: GARY D & SHRLEY LITTL						
GRANTEE: JOSEPH KANIECKI JR						
0809/1247	1/10/1994	WD	Q	I	03	0
GRANTOR: EDDIE & SYLVIA LITTLE						
GRANTEE: GARY D SR & SHIRLEY						

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	20	30	600.00	UT	2.50	2.50	70	2010	2010	3	70	1,050	
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 8,050

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	8.69	AC		1.00	1.00	1.00	8,000.00	8,000.00	69,520							

REVIEW DATE 07/16/2015 BY DF Total Acres: 8.69 Total Land Value: 69,520 Market: 0 Agricultural: 0 Common: 69,520 PRINTED 06/10/2026 BY SYS