

LOT 2 HILLS OF HUNTSVILLE.  
 WD 1138-2317, CT 1172-1931, WD 1

JEREZ WILSON F/JEREZ JUSTIN C  
 2757 VALIANT DRIVE  
 CLERMONT, FL 34711

**2026**

08-3S-16-02032-102  


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	PAGE 1 of 1		
															3		
DOR CODE			0000 VACANT														
MAP NUM			01														
NEIGHBORHOOD/LOC			8316.0100 1.00/														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												
TOTALS																	

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		60,000
SOH/AGL Deduction		105
ASSESSED VALUE		59,895
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		59,895
TOTAL JUST VALUE		60,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/862	10/13/2022	WD U	V		21	80,000
GRANTOR: WESTRIDGE INC						
GRANTEE: JEREZ WILSON F						
1253/1071	4/13/2013	WD U	V		12	117,900
GRANTOR: LAINA LO						
GRANTEE: WESTRIDGE INC						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							