

LOT 17 HILLS OF HUNTSVILLE.
 WD 1138-2317, CT 1172-1931,
 WD 1180-217

CHEN CATHERINE
 517 MACARTHUR DR
 ORLANDO, FL 32839

2026

08-3S-16-02032-117


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									
																	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										
DOR CODE 0000 VACANT																	PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1180/0217 8/20/2009 WD Q V 01 59,900 GRANTOR: WESTRIDGE INC GRANTEE: CATHERINE CHEN 1172/1931 4/22/2009 CT U V 11 100 GRANTOR: CLERK OF COURT GRANTEE: WESTRIDGE INC										
MAP NUM MKT AREA 01																	BLD DATE XF DATE INC DATE LGL DATE LAND DATE 04/22/2026 MLU AG DATE										
NEIGHBORHOOD/LOC 8316.0100 1.00/																	BUILDING NOTES BUILDING DIMENSIONS										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES																											
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												
LAND DESCRIPTION																	TOTAL OB/XF 0										
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										
REVIEW DATE 04/22/2026 BY MLU Total Acres: 5.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 05/08/2026 BY SYS																											