TRACT 12 & 13 OF EAGLE'S VIEW UN
AS: COMM AT NW COR OF SW 1/4 OF
1264.55 FT TO W R/W LINE OF SR 2

KOREF AARON/KOREF KATHY
5050 OHIO AVE
SANFORD, FL 32771

2027

11-4S-17-08320-112

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11417.00	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	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	123,640
TOTAL MARKET VALUE	123,640
SOH/AGL Deduction	0
ASSESSED VALUE	123,640
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,640
TOTAL JUST VALUE	123,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/1894	4/13/2023	WD	Q	V	01	138,000

GRANTOR: ADAMS JENNELL K LIVIN

GRANTEE: KOREF AARON

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

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	9900	C	AC NON-AG	0					11.24	AC		1.00	1.00	1.00	11,000.00	11,000.00	123,640							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 11.24 Total Land Value: 123,640 Market: 0 Agricultural: 0 Common: 123,640 PRINTED 11/17/2026 BY SYS