SE1/4 OF NW1/4 & BEG SE COR OF S
33.70 FT TO E R/W CR-135, N ALON
FT, E 45.69 FT, S 1320.18 FT TO

ANONICK SUSAN D
2524 NARCISSUS AVE
SANFORD, FL 32771

**2027**

**12-3S-15-00161-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 12315.00 | 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 | |
| INC DATE | | AG DATE | 10/16/2023 SPF |

## 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 | 247,080 |
| TOTAL MARKET VALUE | 18,325 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 18,325 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 18,325 |
| TOTAL JUST VALUE | 247,080 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 247,080 |

LAND:3:2: TOTAL OF 41.18 AC
LAND:3:1: OWNS PARCEL # 00161-000 WHICH JOINS
LAND:1:2: CR-135, AND IS OWNED BY ANONICK.
LAND:1:1: JOINS PARCEL #00165 001 WHICH FRONTS ON

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0864/1758 | 8/21/1998 | QC | Q | V | 01 | 0 |

GRANTOR: W ROGERS
GRANTEE: ANONICK

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 41.18 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 18,325 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 41.18 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 247,080 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 01/24/2023 BY KS Total Acres: 41.18 Total Land Value: 18,325 Market: 247,080 Agricultural: 18,325 Common: 0 PRINTED 11/17/2026 BY SYS