

COMM NW COR OF NE1/4 OF NE1/4, E  
POB, CONT E 325.33 FT, S 466.41  
TO W R/W OF LITTLE RD, S 460.47

VAN HEINEN HANS/MOORE ELIZABETH JOANNE  
2308 WOODLAND DR  
APOPKA, FL 32703

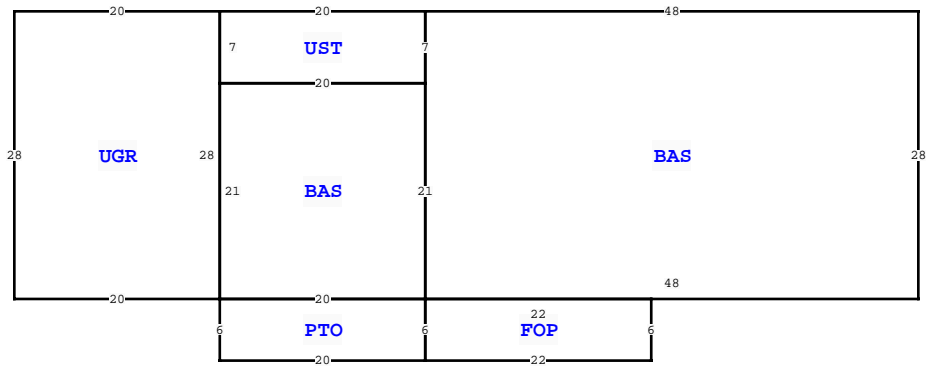
2026

12-5S-16-03601-000



ELEMENT		CD		CONSTRUCTION	
Exterior Wall	17	MSNRY	STUC	80	
Exterior Wall	21	STONE		20	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	08	CLAY TILE		100	
Interior Wall	05	DRYWALL		100	
Interior Floor	13	LAM/VNLPLK		80	
Interior Floor	11	CLAY TILE		20	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		3		100	
Bathrooms		2		100	
Frame	02	WOOD FRAME		100	
Stories	1.5	1.5		100	
Architectual	05	CONV		100	
Units		0		100	
Condition Adj	03	03		100	
Kitchen Adjus	01	01		100	
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	12516.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	38,427
BAS	1,344	100		1,344	122,968
FOP	132	30		40	3,660
PTO	120	5		6	549
UGR	560	45		252	23,057
UST	140	45		63	5,764
TOTALS	2,716			2,125	194,425

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,125	125.6829	140.76	299,115	1971	1990	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2022 Heated Area: 1764 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			194,425
TOTAL MARKET OB/XF VALUE			23,633
TOTAL LAND VALUE - MARKET			95,665
TOTAL MARKET VALUE			313,723
SOH/AGL Deduction			0
ASSESSED VALUE			313,723
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			313,723
TOTAL JUST VALUE			313,723
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			361,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053383	Roof Replacement	26,000	06/16/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/2592	1/30/2026	WD Q	Q	I	01	350,000
GRANTOR: CHAUVIN-DUCHESNE RILE						
GRANTEE: VAN HEINEN HANS						
1559/2589	1/27/2026	WD U	U	I	11	100
GRANTOR: SCHMIDT DAVID D						
GRANTEE: CHAUVIN-DUCHESNE RI						

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
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0080	DECKING	0	0	12	16	192.00	UT	5.00	5.00	40	1993	1993	3	40	384	
3	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	75	1993	1993	3	75	450	
4	0040	BARN, POLE	0	0	34	36	1,224.00	UT	8.00	8.00	100	1993	1993	3	100	9,792	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,000	
6	0166	CONC, PAVMT	0	0	0	0	3,114.00	UT	2.25	2.25	100	2009	2009	3	100	7,007	

TOTAL OB/XF														23,633										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	0000	C	VAC RES	0		A-1	0.00	0.00	9.07	AC		1.00	1.00	1.00	9,500.00	9,500.00	86,165							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W48 UST= W20 UGR= W20 S28 E20 N28\$ S7 E20 N7\$ S7 BAS= W20 S21 PTO= S6 E20 N6 W20\$ E20 N21 \$ S21 FOP= S6 E22 N6 W22\$ E48 N28\$.													

LAND DESCRIPTION														TOTAL OB/XF										
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	0000	C	VAC RES	0		A-1	0.00	0.00	9.07	AC		1.00	1.00	1.00	9,500.00	9,500.00	86,165							