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

2027

12-5S-16-03601-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	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

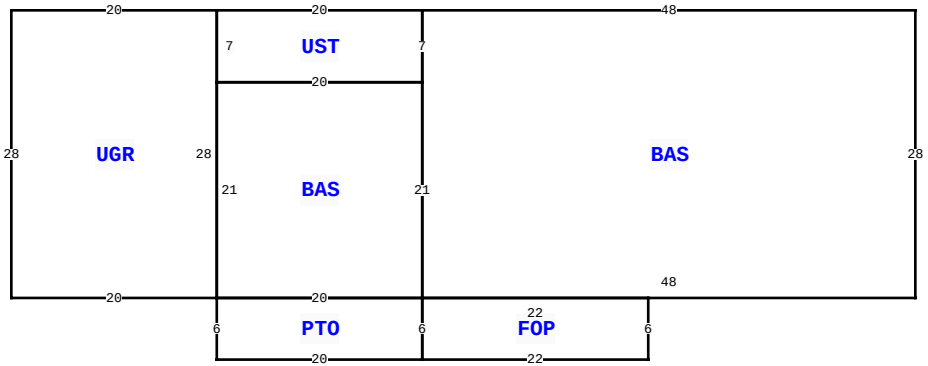
NEIGHBORHOOD/LOC 12516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	37,742
BAS	1,344	100		1,344	120,775
FOP	132	30		40	3,595
PTO	120	5		6	540
UGR	560	45		252	22,645
UST	140	45		63	5,662
TOTALS	2,716			2,125	190,958

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	138.25	293,781	1971	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1764 HX Base Yr



362 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

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
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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	190,958
TOTAL MARKET OB/XF VALUE	23,633
TOTAL LAND VALUE - MARKET	95,665
TOTAL MARKET VALUE	310,256
SOH/AGL Deduction	0
ASSESSED VALUE	310,256
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,256
TOTAL JUST VALUE	310,256
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,723

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	I	01	350,000
GRANTOR: CHAUVIN-DUCHESNE RILE						
GRANTEE: VAN HEINEN HANS						
1559/2589	1/27/2026	WD	U	I	11	100
GRANTOR: SCHMIDT DAVID D						
GRANTEE: CHAUVIN-DUCHESNE RI						

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 23,633

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	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							

REVIEW DATE 05/21/2026 BY TP Total Acres: 10.07 Total Land Value: 95,665 Market: 0 Agricultural: 0 Common: 95,665 PRINTED 11/17/2026 BY SYS