

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

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 80
Exterior Wall	21 STONE 20
Roof Structure	08 IRREGULAR 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	1.5 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

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	127.2348	145.05	308,231	1971	2005	0	0	20.00	80.00		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			246,585
TOTAL MARKET OB/XF VALUE			26,081
TOTAL LAND VALUE - MARKET			95,665
TOTAL MARKET VALUE			368,331
SOH/AGL Deduction			0
ASSESSED VALUE			368,331
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			368,331
TOTAL JUST VALUE			368,331
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			361,989



DOR CODE		MKT AREA			
0100	SINGLE FAMILY		01		
MAP NUM					
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	48,737
BAS	1,344	100		1,344	155,958
FOP	132	30		40	4,642
PTO	120	5		6	696
UGR	560	45		252	29,242
UST	140	45		63	7,310
TOTALS	2,716			2,125	246,585

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	10.00	10.00	100	1993	1993	3	100	12,240	
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																								
26,081																								
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													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/04/2026 MLU													

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\$.													