COMM SE COR OF NE1/4 OF NW1/4 FO
660.67 FT, W 60 FT, N 60 FT, E 6
FT, E 660.04 FT, S 326.90 FT TO

MONTELEONE ALFRED JOHN/MONTELEONE DEBORAH T
4801 HUNTING LODGE DR
ST CLOUD, FL 34772

2027

13-4S-15-00358-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	13415.00	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

1346 SW JAFUS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,600
TOTAL MARKET VALUE	60,600
SOH/AGL Deduction	0
ASSESSED VALUE	60,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,600
TOTAL JUST VALUE	60,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056581	Mobile Home		09/15/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/1306	9/21/2026	LE	U	V	14	100
GRANTOR: MONTELEONE ALFRED (EN						
GRANTEE: MONTELEONE CHRISTOP						
1575/2279	8/21/2026	PR	U	V	19	88,500
GRANTOR: KLOPP CHRISTOPHER JAM						
GRANTEE: MONTELEONE ALFRED J						

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	0000	C	VAC RES	0		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,600							

REVIEW DATE 04/22/2026 BY MLU Total Acres: 5.15 Total Land Value: 60,600 Market: 0 Agricultural: 0 Common: 60,600 PRINTED 11/16/2026 BY SYS