LOT 3 PRICE CREEK FARMS UNR DESC
OF SEC, E 1374.15 FT, E 1297.30
FT TO N R/W OF CR-240 AKA FAMILY

GUADALUPE FELIXON/GUADALUPE RENEE DENISE
8039 LAUREATE BLVD
ORLANDO, FL 32827

2026

13-5S-17-09221-103

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13517.01	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	03/17/2022 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	90,958
TOTAL MARKET VALUE	3,145
SOH/AGL Deduction	0
ASSESSED VALUE	3,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,145
TOTAL JUST VALUE	90,958
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/418	7/20/2023	WD	Q	V	05	160,600

GRANTOR: RAYDIENT LLC

GRANTEE: GUADALUPE FELIXON

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	5500	A	TIMBER 2	0					6.59	AC		1.00	1.00	1.00	445.00	445.00	2,933							
2	5910	A	SWAMP/CYPRES	0					5.30	AC		1.00	1.00	1.00	40.00	40.00	212							
3	9910	M	MKT.VAL.AG	0					11.89	AC		1.00	1.00	0.85	9,000.00	7,650.00	90,958							

REVIEW DATE 09/01/2023 BY ME Total Acres: 11.89 Total Land Value: 3,145 Market: 90,958 Agricultural: 3,145 Common: 0 PRINTED 06/09/2026 BY SYS