LOTS 1 THRU 6 THE CROSSROADS
UNIT 1. ORB 774-2245,(791-960,
DESC OLD DOT BARROW PIT)

HELTON PATRICIA J AS TRUSTEE
1312 SERENA DR
WINTER PARK, FL 32789

2027

14-5S-15-00459-101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14515.020 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	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	210,420
TOTAL MARKET VALUE	12,842
SOH/AGL Deduction	0
ASSESSED VALUE	12,842
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,842
TOTAL JUST VALUE	210,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,420

SALE:1:1: 6 LOTS

LAND:1:1: 6 LOTS DOR 1994

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0774/2245	5/14/1993	WD	Q	V		81,000

GRANTOR: GULF ATLANTIC

GRANTEE: HELTON

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		A-1	0.00	0.00	30.06	AC		1.00	1.00	0.96	445.00	427.20	12,842							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	30.06	AC		1.00	1.00	1.00	7,000.00	7,000.00	210,420							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 30.06 Total Land Value: 12,842 Market: 210,420 Agricultural: 12,842 Common: 0 PRINTED 11/17/2026 BY SYS