

COMM SW COR OF NW1/4 OF SW1/4, R
 POB, CONT E 2608.86 FT, N 775.03
 FT, S 60 FT, CONT S 730.17 FT TO

BLEDSON BOBBI
 2383 MEADOW LN
 PORT ORANGE, FL 32128

2026

14-5S-15-00459-207


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 278,460 TOTAL MARKET VALUE 20,652 SOH/AGL Deduction 0 ASSESSED VALUE 20,652 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 20,652 TOTAL JUST VALUE 278,460 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 185,640											
DOR CODE 5500																				TIMBERLAND 80-89											
MAP NUM																				MKT AREA 02											
NEIGHBORHOOD/LOC 14515.030 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 0782/1938 11/10/1993 WD U V 35 78,900 GRANTOR: GULF ATLANTIC GRANTEE: BOBBI BLEDSON (COMB)											
TOTALS															BLD DATE		LGL DATE	05/07/2026	MLU	BUILDING NOTES											
EXTRA FEATURES															XF DATE		LAND DATE			BUILDING DIMENSIONS											
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															
																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	46.41	AC		1.00	1.00	1.00	445.00	445.00	20,652														
2	9910	M	MKT.VAL.AG	0			0.00	0.00	46.41	AC		1.00	1.00	1.00	6,000.00	6,000.00	278,460														
REVIEW DATE 05/07/2026 BY MLU Total Acres: 46.41 Total Land Value: 20,652 Market: 278,460 Agricultural: 20,652 Common: 0 PRINTED 05/12/2026 BY SYS																															