COMM 5 FT W OF SW COR LOT 1 THE
UNIT 1, RUN E 1218.02 FT FOR POB
FT, S 1140.99 FT, W 2492.03 FT,

MAGGIO ARTHUR V/MAGGIO SALLY W
3460 BOUGAINVILLEA DRIVE
WINTER PARK, FL 32792

2026

14-5S-15-00459-212

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
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	34,800
TOTAL LAND VALUE - MARKET	204,360
TOTAL MARKET VALUE	49,957
SOH/AGL Deduction	0
ASSESSED VALUE	49,957
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,957
TOTAL JUST VALUE	239,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,040

SALE:1:1: LOT 12 TIMBER RIDGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16181	PUMP/UTPOL	30	10/26/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0786/0345	2/06/1994	WD	Q	V		46,600

GRANTOR: GULF ATLANTIC

GRANTEE: ARTHUR V MAGGIO

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
1	0040	BARN,POLE	0	0	16	24	1.00	UT	0.00	0.00	100	1999	1999	3	100	800	
2	0030	BARN,MT	0	0	50	100	5,000.00	UT	12.00	12.00	50	2007	2007	3	50	30,000	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 34,800

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	34.06	AC		1.00	1.00	1.00	445.00	445.00	15,157							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	34.06	AC		1.00	1.00	1.00	6,000.00	6,000.00	204,360							

REVIEW DATE 07/14/2016 BY DF Total Acres: 34.06 Total Land Value: 15,157 Market: 204,360 Agricultural: 15,157 Common: 0 PRINTED 06/29/2026 BY SYS