COMM AT SE COR OF SW1/4 OF NE1/4
FT FOR POB CONT N 346.02 FT, W 6
R/W CO RD, S 346.02 FT, E 630.99

PERIN KENNETH CHARLES/PERIN RUTH ANN
1700 CANDLENUT CIR
APOPKA, FL 32712

2026

14-5S-16-03612-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14516.00	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

263 SW KEMP CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	44,000
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	109,130
SOH/AGL Deduction	5,620
ASSESSED VALUE	103,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,510
TOTAL JUST VALUE	109,130
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055343	New Residential C	284,567	03/26/2026
000055155	Right-of-Way Acce		03/04/2026
35925	GARAGE	176	10/30/2017
32168	STORAGE	344	07/28/2014
23635	M H	0	09/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1324/1913	10/05/2016	WD	U	I	14	0
GRANTOR: KENNETH CHARLES & RUT						
GRANTEE: KENNETH CHARLES & R						
1236/0626	5/25/2012	WD	Q	V	01	30,000
GRANTOR: RICHARD A WOLZ						
GRANTEE: KENNETH C & RUTH AN						

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	0030	BARN,MT	0	0	40	60	2,400.00	UT	9.00	9.00	100	2014	2014	3	100	21,600	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	26	40	1,040.00	UT	2.00	2.00	100	2018	2018	3	100	2,080	
5	0210	GARAGE U	0	0	24	30	720.00	UT	16.00	16.00	100	2018	2018	3	100	11,520	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 44,000

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 02/06/2026 BY JB — Total Acres: 5.01 — Total Land Value: 65,130 — Market: 0 — Agricultural: 0 — Common: 65,130 — PRINTED 06/26/2026 BY SYS