LOT 49 VILLAGE WOOD S/D
UNIT 3. ORB 806-97,
WD 1007-1779, 1381,

CASANOVA ROY/CASANOVA TAMARA
15729 NW 262ND ST
OKEECHOBEE, FL 34972

2026

15-4S-17-08360-061

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.020 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

116 SE HANOVER PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	13,875
TOTAL MARKET VALUE	13,875
SOH/AGL Deduction	588
ASSESSED VALUE	13,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,287
TOTAL JUST VALUE	13,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,875

SALE:3:1: LOT 50

SALE:2:1: LOT 49

SALE:1:1: SPECIAL WARRANTY DEED FOR LOTS 49 & 50

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1053/0178	7/15/2005	WD	Q	V		15,000
GRANTOR: BIGRAM THOMAS						
GRANTEE: ROY & TAMARA CASANO						
1007/1379	2/17/2004	WD	U	V	08	7,500
GRANTOR: ROD BOWDOIN						
GRANTEE: BIGRAM THOMAS						

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	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.75	18,500.00	13,875.00	13,875							

REVIEW DATE 04/21/2023 BY MLU Total Acres: 0.35 Total Land Value: 13,875 Market: 0 Agricultural: 0 Common: 13,875 PRINTED 06/09/2026 BY SYS