BEG NW COR OF SW1/4 OF NE1/4, E
750.55 FT, W 715.70 FT, N 633.70
SE1/4 OF NW1/4, EX 3 AC IN NW CO

KEVIN MONK, LLC
4203 BELL TOWER CT
BELLE ISLE, FL 32812

2027

15-7S-17-10002-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15717.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0
TOTAL LAND VALUE - MARKET	289,560
TOTAL MARKET VALUE	12,969
SOH/AGL Deduction	0
ASSESSED VALUE	12,969
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,969
TOTAL JUST VALUE	289,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/868	11/03/2023	WD	Q	V	05	395,000
GRANTOR: CLANCE BARBARA						
GRANTEE: KEVIN MONK, LLC						
0827/1510	9/04/1996	PR	U	V	11	0
GRANTOR: KENNETH DUBOSE AS PR						
GRANTEE: BARBARA CLANCE						

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	6200	A	PASTURE 3	0					38.00	AC		1.00	1.00	1.00	280.00	280.00	10,640							
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	10.26	AC		1.00	1.00	1.00	227.00	227.00	2,329							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	48.26	AC		1.00	1.00	1.00	6,000.00	6,000.00	289,560							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 48.26 Total Land Value: 12,969 Market: 289,560 Agricultural: 12,969 Common: 0 PRINTED 11/17/2026 BY SYS