NE1/4 OF SE1/4 & SW1/4 OF NE1/4
OF NW1/4 EX RD R/W DESC IN WD 15

CLARK LARRY W & GEORGE A III/COOPER EVELYN E
723 MT PLEASANT DR
OCOEE, FL 34761

2027

16-5S-17-09265-000

BUILDING CHARACTERISTICS

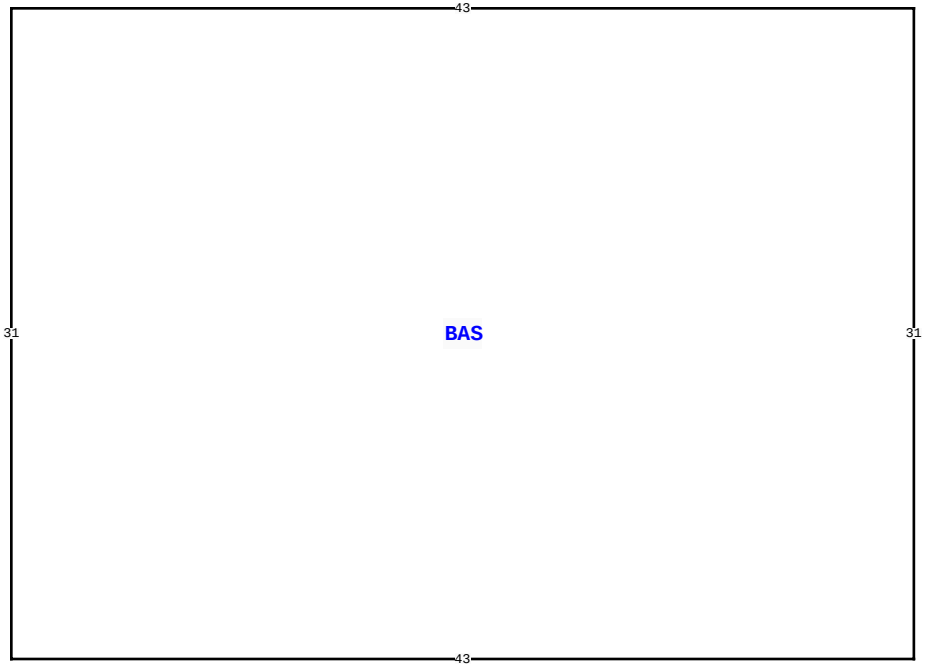
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 90
Interior Wall	04	PLYWOOD 10
Interior Floo	04	C ABOVE GD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,333	100		1,333	74,844
TOTALS	1,333			1,333	74,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,333	78.5250	86.38	115,145	1956	1956	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1333 HX Base Yr



823 SW ENGLISH ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	74,844
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	113,464
SOH/AGL Deduction	4,455
ASSESSED VALUE	109,009
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,009
TOTAL JUST VALUE	675,144
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	676,504

BLDG:1:1: HOUSE IN POOR CONDITION GIVEN SPCD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6909	RECONNECT	0	03/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S31 E43 N31$.

LAND DESCRIPTION

TOTAL OB/XF 300

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	119.00	AC		1.00	1.00	1.00	280.00	280.00	33,320							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	119.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	595,000							

REVIEW DATE 08/07/2017 BY DF Total Acres: 120.00 Total Land Value: 38,320 Market: 595,000 Agricultural: 33,320 Common: 5,000 PRINTED 11/17/2026 BY SYS