

N1/2 OF NE1/4 LYING E OF RD,
EX THE E 659 FT DESC ORB
745-1359 & EX 5 AC DESC IN

BLAND GEORGE A III REVOCABLE LIVING TRUST
4926 LAKE CARLTON DR
MT DORA, FL 32757

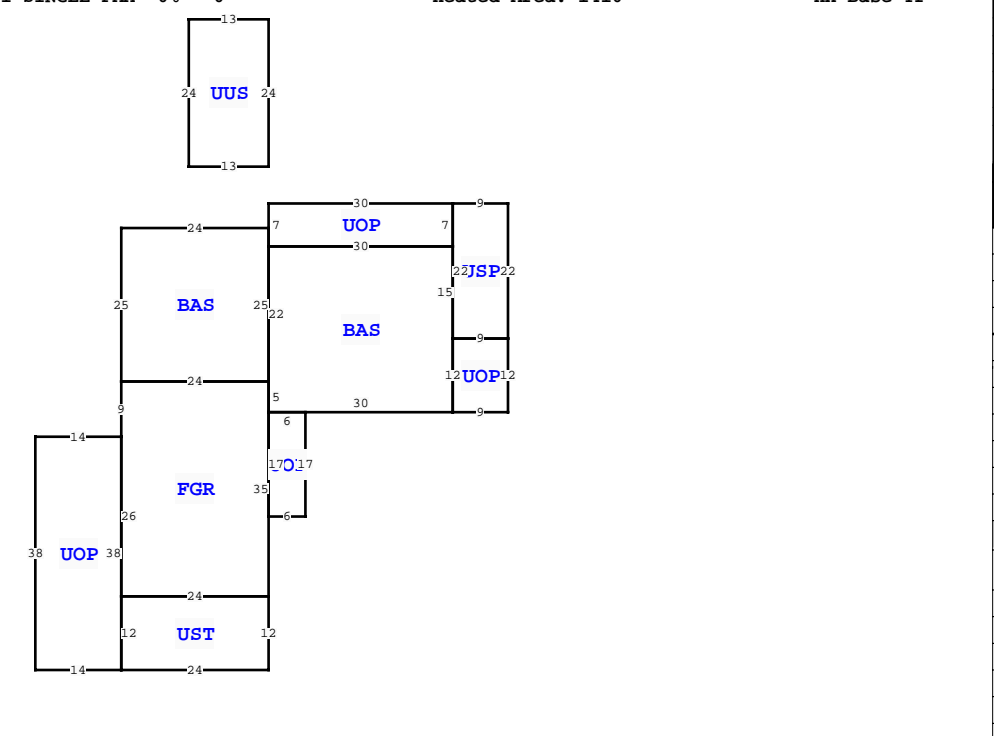
2026

17-7S-16-04233-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	02 WALL BD/WD 100
Interior Floo	09 PINE WOOD 100
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	1 100
Bathrooms	1 100
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,417	81.4800	91.26	220,575	1986	1986	0	0	0	35.00	65.00		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		143,374	
TOTAL MARKET OB/XF VALUE		9,928	
TOTAL LAND VALUE - MARKET		210,960	
TOTAL MARKET VALUE		172,771	
SOH/AGL Deduction		209	
ASSESSED VALUE		172,562	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		172,562	
TOTAL JUST VALUE		364,262	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		276,362	



Quality		05 05	
DOR CODE		5000 IMPROVED AG	
MAP NUM		MKT AREA 02	
NEIGHBORHOOD/LOC		17716.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	600	100	
BAS	810	100	
FGR	840	55	
UOP	102	20	
UOP	108	20	
UOP	210	20	
UOP	532	20	
USP	198	35	
UST	288	45	
UUS	312	50	
TOTALS	4,000		

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

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0040	BARN, POLE	0	0	12	20	240.00	UT	2.50	2.50	75	1993	1993	3
2	0040	BARN, POLE	0	0	12	44	528.00	UT	2.50	2.50	75	1993	1993	3
3	0166	CONC, PAVMT	0	0	33	24	792.00	UT	2.00	2.00	75	1993	1993	3
4	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3

TOTAL OB/XF														9,928										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	6,000.00	6,000.00	6,000							
2	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	34.16	AC		1.00	1.00	1.00	6,000.00	6,000.00	204,960							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	23.66	AC		1.00	1.00	1.00	445.00	445.00	10,529							
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.50	AC		1.00	1.00	1.00	280.00	280.00	2,940							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15277	M H	75	03/24/1999
9544	RELOCATE	100	03/30/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1364/2115	7/11/2018	QC	U	I	11	100

GRANTOR: GEORGE A BLAND III
GRANTEE: GEORGE A BLAND III
1022/2137 8/04/2004 WD Q I 225,000
GRANTOR: RICHARD E BUXTON
GRANTEE: GEORGE A BLAND III

BUILDING DIMENSIONS													
BAS= W24 S25 FGR= S9 UOP= W14 S38 E14 N38\$ S26 UST= S12 E24 N12 W24\$ E24 N35 W24\$ E24 BAS= S5 UOP= S17 E6 N17 W6\$ E30 UOP= E9 N12 W9 S12\$ N12 USP= E9 N22 W9 S22\$ N15 UOP= N7 W30 S7 E30\$ W30 S22 \$ N25\$ PTR= N10 UUS= N24 W13 S24 E13\$ S10\$.													

REVIEW DATE 07/09/2015 BY TW																													
Total Acres: 35.16						Total Land Value: 19,469						Market: 204,960						Agricultural: 13,469						Common: 6,000					