

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

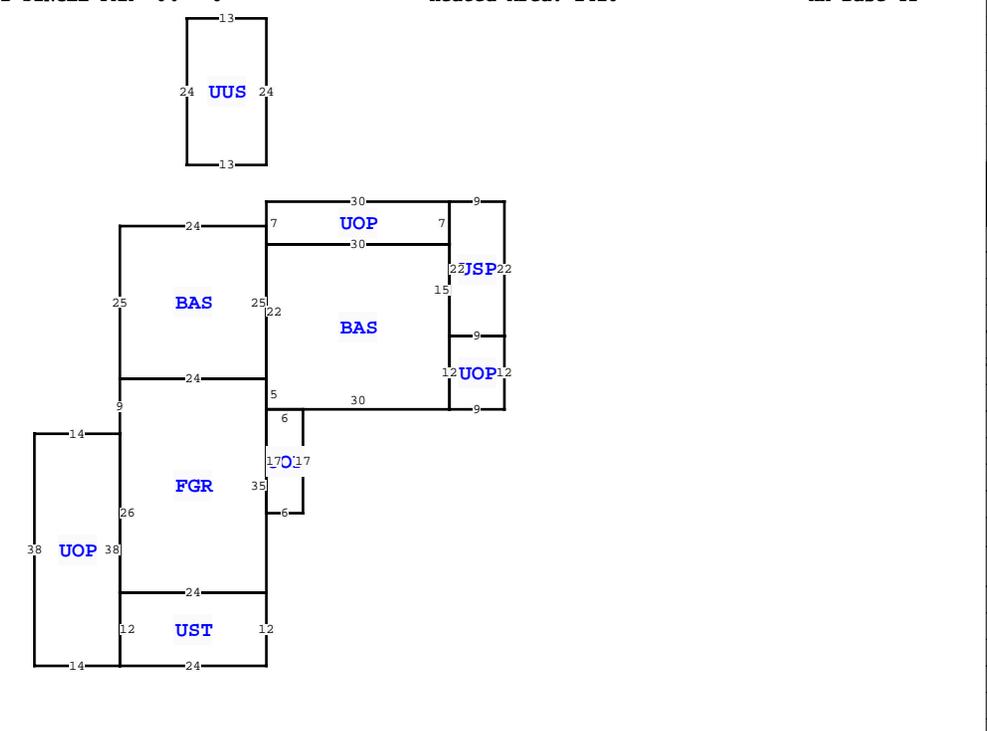
2026

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 Floor	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
Architctual	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	92.89	224,515	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		145,935	
TOTAL MARKET OB/XF VALUE		9,928	
TOTAL LAND VALUE - MARKET		210,960	
TOTAL MARKET VALUE		175,332	
SOH/AGL Deduction		2,770	
ASSESSED VALUE		172,562	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		172,562	
TOTAL JUST VALUE		366,823	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		276,362	



QUALITY	CD				
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	36,227
BAS	810	100		810	48,907
FGR	840	55		462	27,895
UOP	102	20		20	1,208
UOP	108	20		22	1,329
UOP	210	20		42	2,536
UOP	532	20		106	6,400
USP	198	35		69	4,166
UST	288	45		130	7,849
UUS	312	50		156	9,419
TOTALS	4,000			2,417	145,935

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

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	% COND	OB/XF MKT VALUE	NOTES
1	0040	BARN, POLE	0	0	12	20	UT	2.50	2.50	75	1993	1993	3	75	450	
2	0040	BARN, POLE	0	0	12	44	UT	2.50	2.50	75	1993	1993	3	75	990	
3	0166	CONC, PAVMT	0	0	33	24	UT	2.00	2.00	75	1993	1993	3	75	1,188	
4	0040	BARN, POLE	0	0	0	0	UT	0.00	0.00	100	1993	1993	3	100	300	
5	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES			
BLD DATE 05/07/2026 MLU			

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\$.			

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							