N1/2 OF SW1/4 OF NW1/4 OF SE1/4.
489-399, WD 1025-2076,

MATTHEW ANDY/PIERRE RONALD
323 DRUM LN
POINCIANA, FL 34759

2026

18-3S-17-05061-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	18317.020 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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	21,125
TOTAL MARKET VALUE	21,125
SOH/AGL Deduction	5,395
ASSESSED VALUE	15,730
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,730
TOTAL JUST VALUE	21,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,125

LAND:1:1: LOW AREAS THRU OUT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1025/2076	9/03/2004	WD	Q	V		9,000

GRANTOR: VIEHMAN
GRANTEE: MATTHEW, PIERRE, &

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		RSF-1	0.00	0.00	5.00	AC		1.00	1.00	0.65	6,500.00	4,225.00	21,125							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 5.00 Total Land Value: 21,125 Market: 0 Agricultural: 0 Common: 21,125 PRINTED 05/08/2026 BY SYS