LOT 47 CEDAR SPRING SHORES RE-PL
477-256, WD 1491-2206, WD 1515-5

MOSQUERA CARLOS A & LEONARD KATHRYN RENEA REVOCABL
1701 GLENDON DR
MELBOURNE, FL 32901

2026

18-7S-16-04236-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18716.010 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

241 SW CARMINE WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	17,080
TOTAL LAND VALUE - MARKET	27,500
TOTAL MARKET VALUE	44,580
SOH/AGL Deduction	0
ASSESSED VALUE	44,580
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,580
TOTAL JUST VALUE	44,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,580

LAND:1:1: 1.73 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1515/535	3/28/2024	WD	U	I	11	100
GRANTOR: MOSQUERA CARLOS A						
GRANTEE: MOSQUERA CARLOS A &						
1491/2206	5/31/2023	WD	Q	I	03	75,000
GRANTOR: ROGERS LEE ANN						
GRANTEE: MOSQUERA CARLOS A						

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
1	0294	SHED WOOD/	0	0	12	24	288.00	UT	35.00	35.00	100	2007	2007	3	100	10,080	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 17,080

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	25,000.00	27,500.00	27,500							

REVIEW DATE 07/24/2023 BY ME Total Acres: 1.73 Total Land Value: 27,500 Market: 0 Agricultural: 0 Common: 27,500 PRINTED 03/27/2026 BY SYS