

COMM SE COR OF NE1/4 OF NW1/4
OF SEC 20-1S-17E, RUN S 530.65 F
W 2622.83 FT TO E LINE SEC 19 FO

F & B FREDERICK FAMILY TRUST
12116 VALLEY RD
CLERMONT, FL 34715

2026

19-1S-17-04547-001



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																		VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 112,500 TOTAL MARKET VALUE 10,720 SOH/AGL Deduction 0 ASSESSED VALUE 10,720 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 10,720 TOTAL JUST VALUE 112,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 112,500 SALE:2:1: SALE WAS FOR 341.38 ACRES									
DOR CODE 5500						TIMBERLAND 80-89										PERMIT NUM											
MAP NUM						MKT AREA 03										DESCRIPTION											
NEIGHBORHOOD/LOC 19117.00						1.00/										AMT											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											ISSUED											
TOTALS																SALES DATA											
EXTRA FEATURES						BLD DATE										LGL DATE											
						XF DATE										LAND DATE											
						INC DATE										AG DATE											
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	04/11/2025 MLU											
																	BUILDING NOTES										
																	BUILDING DIMENSIONS										

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	24.00	AC		1.00	1.00	1.00	445.00	445.00	10,680							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	40.00	40.00	40							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	25.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	112,500							