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

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	19117.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
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	75,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,500

SALE:2:1: SALE WAS FOR 341.38 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/2730	10/31/2018	WD	U	V	11	100
GRANTOR: FREDERICK T & BETHANY						
GRANTEE: F&B ELLIOTT TRUSTEE						
1013/1365	4/16/2004	WD	Q	V	01	1,024,200
GRANTOR: LEE MCNEILL COTHRON &						
GRANTEE: FREDERICK T & BETHA						

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	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	3,000.00	3,000.00	75,000							

REVIEW DATE 05/18/2026 BY MLU Total Acres: 25.00 Total Land Value: 10,720 Market: 75,000 Agricultural: 10,720 Common: 0 PRINTED 06/17/2026 BY SYS