

LOT 12 ROLLING PINES S/D.
ORB 825-220, WD 995-1737,
WD 1396-85,

EAGAN MARJORIE Y TRUSTEE &/EAGAN WILLIAM L
1311 PALMER AVE
WINTER PARK, FL 32789

2026

19-2S-16-01653-112



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 40,000 TOTAL MARKET VALUE 40,000 SOH/AGL Deduction 4,862 ASSESSED VALUE 35,138 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 35,138 TOTAL JUST VALUE 40,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 35,000																	
DOR CODE 0000 VACANT															PERMIT NUM				DESCRIPTION				AMT		ISSUED							
MAP NUM			MKT AREA		03																											
NEIGHBORHOOD/LOC			19216.010		1.00/														SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1396/0085 9/30/2019 WD U V 30 100 GRANTOR: MARJORIE Y EAGAN GRANTEE: MARJORIE Y EAGAN AS 0995/1737 9/22/2003 WD Q V 13,500 GRANTOR: JAMES R & SHIRLEY VIN GRANTEE: WILLIAM L & MARJORI													
TOTALS															BLD DATE		LGL DATE		05/11/2026		MLU		BUILDING NOTES BUILDING DIMENSIONS									
EXTRA FEATURES															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																
																	LAND DESCRIPTION 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 0000 C VAC RES 0 00 0.00 0.00 1.00 LT 1.00 1.00 1.00 40,000.00 40,000.00 40,000															
REVIEW DATE 05/11/2026 BY MLU Total Acres: 4.10 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 06/08/2026 BY SYS																																