COMM NW COR OF NW1/4 OF SE1/4, S
R/W OF GS&F RR, S 31 DEG E ALONG
TO SE R/W OF GUERDON RD, N 58 DE

WASTE PRO OF FLORIDA, INC
2101 WEST STATE ROAD 434, STE 301
LONGWOOD, FL 32779

2026

19-3S-17-05133-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	19317.00	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	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	26,460
TOTAL MARKET VALUE	26,460
SOH/AGL Deduction	0
ASSESSED VALUE	26,460
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,460
TOTAL JUST VALUE	26,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1975	12/31/2024	WD	U	V	11	100
GRANTOR: THOMAS HERBERT AND LA						
GRANTEE: WASTE PRO OF FLORID						
1530/1403	12/31/2024	WD	U	V	37	67,500
GRANTOR: THOMAS HERBERT & LAWA						
GRANTEE: WASTE PRO OF FLORID						

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		I	0.00	0.00	1.89	AC		1.00	1.00	1.00	14,000.00	14,000.00	26,460							

REVIEW DATE 02/06/2025 BY ME Total Acres: 1.89 Total Land Value: 26,460 Market: 0 Agricultural: 0 Common: 26,460 PRINTED 06/22/2026 BY SYS