

COMM SE COR OF NE1/4 OF NW1/4,
 RUN E 1315.42 FT, N 616.84 FT
 TO W'LY R/W US-441, N 17 DEG

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

2026

20-1S-17-04551-000



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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 253,855 TOTAL MARKET VALUE 29,846 SOH/AGL Deduction 0 ASSESSED VALUE 29,846 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 29,846 TOTAL JUST VALUE 253,855 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 253,855									
DOR CODE 5500						TIMBERLAND 80-89										PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM						MKT AREA 03																					
NEIGHBORHOOD/LOC						20117.00 1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA											
																OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE 1379/2738 10/31/2018 WD U V 11 100 GRANTOR: FREDERICK & BETHANY E GRANTEE: F&B ELLIOTT TRUSTEE 1013/1365 4/16/2004 WD Q V 02 1,024,200 GRANTOR: LEE MCNEILL COTHROEN J GRANTEE: ELLIOTT											
TOTALS																BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/11/2025 MLU											
EXTRA FEATURES						L	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														
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			0.00	0.00	66.53	AC		1.00	1.00	1.00	445.00	445.00	29,606							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	40.00	40.00	240							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	72.53	AC		1.00	1.00	1.00	3,500.00	3,500.00	253,855							