

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

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

2026

20-1S-17-04551-002


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 110,295 TOTAL MARKET VALUE 9,692 SOH/AGL Deduction 0 ASSESSED VALUE 9,692 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 9,692 TOTAL JUST VALUE 110,295 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 110,295 SALE:2:1: SALE FOR 341.38 AC																																					
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																					
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1379/2746</td> <td>10/31/2018</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: FREDERICK & BETHANY E GRANTEE: F&B ELLIOTT TRUSTEE <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1013/1365</td> <td>4/16/2004</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>1,024,200</td> </tr> </tbody> </table> GRANTOR: LEE MCNEILL COTHRON & GRANTEE: ELLIOTT										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1379/2746	10/31/2018	WD	U	V	11	100	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1013/1365	4/16/2004	WD	Q	V	01	1,024,200
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TOTALS										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/11/2025 MLU																																															
EXTRA FEATURES																																																									
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																																									
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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	21.51	AC		1.00	1.00	1.00	445.00	445.00	9,572																																								
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	40.00	40.00	120																																								
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	24.51	AC		1.00	1.00	1.00	4,500.00	4,500.00	110,295																																								
REVIEW DATE 04/11/2025 BY MLU Total Acres: 24.51 Total Land Value: 9,692 Market: 110,295 Agricultural: 9,692 Common: 0 PRINTED 03/27/2026 BY SYS																																																									