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

2027

20-1S-17-04551-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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
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

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	73,530
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	73,530
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,530

SALE:2:1: SALE FOR 341.38 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/2746	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	01	1,024,200
GRANTOR: LEE MCNEILL COTHRON &						
GRANTEE: ELLIOTT						

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	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	3,000.00	3,000.00	73,530							

REVIEW DATE 05/18/2026 BY MLU Total Acres: 24.51 Total Land Value: 9,692 Market: 73,530 Agricultural: 9,692 Common: 0 PRINTED 11/17/2026 BY SYS