

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 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 110,295 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 COTHRO & GRANTEE: ELLIOTT | | | | | | | | | | | |
| 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 | | | | | | | | | | BLD DATE | | | | | | | | | | LGL DATE | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | XF DATE | | | | | | | | | | LAND DATE 05/18/2026 MLU | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | INC DATE | | | | | | | | | | AG DATE | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF 0 | | | | | | | | | | | | | | | | | | | | | |
| 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 | 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 06/16/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |