

A PARCEL OF LAND LYING AND BEING SECTION 17-1S-17 & SECTION 18-1S SECTION 20-1S-17 BEING DESC AS F

BURKS JAMES E/BURKS SHAUNA L 12919 MAGNOLIA POINTE BLVD CLERMONT, FL 34711

2026

20-1S-17-04551-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	20117.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	2023
TOTALS	1,800		206,072

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	0%	- 2023	Heated Area: 1800			HX Base Yr				
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
										04/14/2025	MLU	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			206,072
TOTAL MARKET OB/XF VALUE			88,960
TOTAL LAND VALUE - MARKET			445,408
TOTAL MARKET VALUE			361,142
SOH/AGL Deduction			0
ASSESSED VALUE			361,142
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			361,142
TOTAL JUST VALUE			740,440
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			744,778
SALE:7:1: SALE FOR 341.38 ACRES			
SALE:3:1: SALE FOR 341.38 ACRES			
SALE:15:1: SEE NOTE ONN RE #04542-000			
SALE:14:1: SALE FOR 341.38 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044030	Mobile Home		03/29/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1294/2051	5/15/2015	WD Q	V	05		576,000
GRANTOR: FREDERICK T ELLIOTT &						
GRANTEE: JAMES E & SHAUNA L						
1013/1365	4/16/2004	WD Q	V	01		1,024,200
GRANTOR: LEE MCNEILL COTHRON &						
GRANTEE: ELLIOTT						

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
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
3	0081	DECKING WI	0	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	
4	0081	DECKING WI	0	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	
5	0030	BARN, MT	0	0	0	1.00	UT	70,000.00	70,000.00	100	2023	2022		100	70,000	
6	0060	CARPORT F	0	0	22	40	UT	7.00	7.00	100	2023	2022		100	6,160	
7	0166	CONC, PAVMT	0	0	4	80	UT	5.00	5.00	100	2023	2022		100	1,600	
TOTALS													1,800		206,072	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0					4.00	AC		1.00	1.00	1.00	3,200.00	3,200.00	12,800							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	105.00	AC		1.00	1.00	1.00	445.00	445.00	46,725							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	22.98	AC		1.00	1.00	1.00	281.00	281.00	6,457							
4	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	3.21	AC		1.00	1.00	1.00	40.00	40.00	128							
5	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	135.19	AC		1.00	1.00	1.00	3,200.00	3,200.00	432,608							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=15,19] E60 S30 W60 N30 \$												