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MONDRAGON KEEP LLC  
6526 OLD BRICK RD, 120-278  
WINDERMERE, FL 34786

**2026**

21-1S-17-04560-005  


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									
																	<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 95,450 <b>TOTAL MARKET VALUE</b> 95,450 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 95,450 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 95,450 <b>TOTAL JUST VALUE</b> 95,450 NCON VALUE 0 <b>INCOME VALUE</b> PREVIOUS YEAR MKT VALUE 95,450										
DOR CODE 9900 NON AG ACREAGE																	<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 000053410 Storage Building 120,500 06/19/2025 000051821 Right-of-Way Acce 12/13/2024										
MAP NUM      MKT AREA      05																	<b>SALES DATA</b> OFF RECORD      DATE      TYPE      Q      V      RSN      SALE Number      INST      U      I      CD      PRICE 1528/276      9/26/2024      WD      Q      V      01      135,000 GRANTOR: MACKNJILL, LLC GRANTEE: MONDRAGON KEEP LLC 1446/673      8/30/2021      WD      Q      V      01      110,000 GRANTOR: OLIVIA RAE FARMS INC GRANTEE: MACKNJILL, LLC										
NEIGHBORHOOD/LOC 21117.00 1.00/																	<b>BUILDING NOTES</b>  <b>BUILDING DIMENSIONS</b>										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
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												
																	<b>LAND DESCRIPTION</b> 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	9900	C	AC NON-AG	0		A-1	0.00	0.00	38.18	AC		1.00	1.00	1.00	2,500.00	2,500.00	95,450										
<b>REVIEW DATE</b> 12/30/2024 <b>BY</b> TP    Total Acres: 38.18    Total Land Value: 95,450    Market: 0    Agricultural: 0    Common: 95,450 <b>PRINTED 03/26/2026 BY SYS</b>																											