N1/2 OF SE1/4 OF NE1/4 EX N 300

**BLIVEN CARINA**
6203 BEAUCLAIR AVENUE
MOUNT DORA, FL 32757

**2027**

**21-3S-16-02215-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 9900 | NON AG ACREAGE | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 21316.00 | 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 | 05/04/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 20,250 |
| TOTAL MARKET VALUE | 20,250 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 20,250 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 20,250 |
| TOTAL JUST VALUE | 20,250 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 20,250 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1485/962 | 2/24/2023 | WD | Q | V | 01 | 15,000 |
| GRANTOR: GALLIMORE ANGELA JEAN | | | | | | |
| GRANTEE: BLIVEN CARINA | | | | | | |
| 1470/1393 | 7/06/2022 | WD | U | V | 11 | 100 |
| GRANTOR: THOMAS TANYA | | | | | | |
| GRANTEE: GALLIMORE ANGELA JE | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 9900 | C | AC NON-AG | 0 | | | | | 18.00 | AC | | 1.00 | 1.00 | 0.15 | 7,500.00 | 1,125.00 | 20,250 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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**REVIEW DATE** 05/04/2026 **BY** MLU Total Acres: 18.00 Total Land Value: 20,250 Market: 0 Agricultural: 0 Common: 20,250 **PRINTED** 11/17/2026 BY SYS